

**50/7 Light Street, Griffith, ACT 2603**



**Apartment For Sale**

Wednesday, 3 April 2024

50/7 Light Street, Griffith, ACT 2603

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 121 m2**

**Type: Apartment**



Samantha Linsdell  
0402507902



Steve Whitelock  
0402082886

**\$1,439,000+**

Positioned high and proud on Light Street, Apartment #50 within the highly sought after 'Renaissance' development offers a premium Inner South address within walking distance of both Manuka and Kingston precincts. Providing a thoughtful and desired floorplan within the development, with minimal neighbours and uninterrupted views, this bespoke designer apartment lends itself perfectly to downsizers, professionals or families who appreciate quality real estate. Recently constructed with a North-West orientation, a sun filled open plan dining and living area overlooking Forrest, Manuka, Kingston, Manuka Oval and Barton, spills out seamlessly to the covered balcony for easy indoor to outdoor entertaining options and incredible vistas. For the astute chef, the kitchen provides an upgraded high-spec kitchen inclusion package including Caesarstone stone benchtop and splashback, 2x Ilve integrated fridge/freezers, Franke fully integrated dishwasher, Franke 11 function pyrolytic oven, Franke combination microwave oven, Franke 900mm induction cooktop, Franke black double bowl tectonite sink, Franke chrome pullout kitchen mixer, Franke water filter to kitchen tap and Franke integrated waste disposal system. Providing all 'house-like' and bespoke inclusions, including bedroom segregation, full-sized laundry, 2.7M ceilings, square set cornicing, LED lighting, engineered timber flooring, quality carpet, premium window treatments and generous storage solutions, this special residence is the definition of luxe living. Within walking distance to Kingston and Manuka offering restaurants, bars, cafes, shopping and healthcare. With the development of the new luxury hotel offering in Manuka with a proposed entertainment precinct attached including cinemas, bars and dining the allure of this location will only grow. With the Parliamentary Circle and CBD just minutes away, convenience and elegance converge in this stylish residence.\* 3 bedroom apartment within highly desired Renaissance \* Entry hall\* Open plan lounge and dining\* Upgraded kitchen with Caesarstone stone benchtop and splashback, 2x Ilve integrated fridge/freezers, Franke fully integrated dishwasher, Franke 11 function pyrolytic oven, Franke combination microwave oven, Franke 900mm induction cooktop, Franke black double bowl tectonite sink, Franke chrome pullout kitchen mixer, Franke water filter to kitchen tap and Franke integrated waste disposal system\* Main bedroom with twin built-in robes\* Mirrored built-in robes to bedrooms two and three\* Bathrooms with Caesarstone stone benchtop and splashback, Premium Casa Lusso fixtures and an abundant storage in mirrored shaving cabinets and floating vanity\* Ensuite bathroom with bath\* Full sized laundry with Caesarstone stone benchtop and tiled splashback, Haier washing machine and clothes dryer and an abundant overhead and cupboard linen storage\* 2.7M high ceilings\* Floor-to-ceiling double glazed windows and doors\* LED lighting\* North-west aspect\* Premium roller blinds and sheer curtains\* Bose integrated sound system in living area\* Engineered timber flooring\* Quality carpet\* Ducted and zoned Daikin reverse cycle heating and cooling system\* Security intercom\* Large balcony with incredible views\* 2 side by side underground car parks\* Large storage unit in basement\* Complex amenities include access to gymnasium, outdoor barbecue area, and lawns/gardens for recreation\* Within minutes to St Clare's College and St Edmunds College Canberra, Manuka Shops & Manuka Village, Kingston Shops, Kingston Foreshore, the local Griffith Shops, Parliamentary triangle and within 10 minutes' drive to Canberra CBD Living Size: 102sqm Balcony Size: 19sqm Total Size: 121sqm EER: 6 stars Strata: \$1,190pq (approx.) Rates: \$730pq (approx.) Land Tax: \$3,366pa (approx. if rented out) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.