

6/3 Burke Crescent, Griffith, ACT 2603



Sold Apartment

Friday, 29 September 2023

6/3 Burke Crescent, Griffith, ACT 2603

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 90 m2

Type: Apartment



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Contact agent

Discover the timeless charm of this elegant 2-bedroom apartment situated on the upper ground level of a tightly held Art Deco-inspired building on Burke Crescent in Griffith. This intimate development of only 19 residences is located in Canberra's most sought-after neighbourhoods, this home seamlessly combines classic architectural elegance with modern convenience, providing a home with character in an area that suits whatever your lifestyle demands. As you step inside, you'll immediately appreciate the feeling of space that this apartment offers. The layout is thoughtfully designed, providing segregated living and dining areas and has been enhanced with new flooring throughout adding a touch of modernity and sophistication. Central to the home is the kitchen boasting a large island bench complete with breakfast bar, perfect for more casual gatherings with family and friends. Your first coffee of the day will be a delight as the kitchen, dining and 2nd balcony all enjoy the sun filling these spaces in the mornings. Retreat to the two spacious bedrooms, each offering their own storage solution. The master bedroom complete with ensuite provides a private and comfortable sanctuary and the 2nd bedroom benefits from views out to the gardens surrounding the development, complete with blossom trees you will have a different view to enjoy with every season. For added convenience, the property includes a single lock-up garage. This secure space not only ensures peace of mind but also offers additional storage capacity, making it the perfect complement to your urban lifestyle. Adjacent to the Whitley Houses, this development stays true to Government architect Cuthbert Whitley's functionalist-style vision. These homes are recognized in the ACT Chapter of the Royal Australian Institute of Architects Register of Significant Twentieth Century Architecture, exemplifying interwar functionalist excellence. 6/3 Burke Crescent enjoys an enviable location. You'll appreciate the proximity to Kingston and Manuka, celebrated for upscale dining, boutique shopping, and vibrant café culture. Explore the ever popular Fyshwick markets, offering fresh produce and unique finds. Take leisurely strolls along the picturesque Kingston Foreshore, or indulge in waterside activities on the banks of Lake Burley Griffin, all of which is located minutes from your door. Opportunities like this are rare so don't miss out and come say hello at the next open home!

The Perks:

- Upper ground floor 2 bedroom, 2 bathroom apartment with 2 balconies.
- Individual secure lock up garage with remote controlled door.
- European laundry with storage and dryer.
- Kitchen complete with generous stone island bench.
- Brand new Hybrid Timber flooring throughout the living space
- Secure intercom entry.

The Numbers:

- Year of construction 2004
- Rates \$667 per ¼ approx.
- Strata fees approx. \$1,862 per ¼
- Internal Living 92m²
- 2 Balconies 16m²
- EER 5*s

The Location:

- Canberra Rail Station – 5 min walk
- Kingston Shops – 10 min walk
- The Foreshore & access to Lake Burley Griffin - 12 min walk
- Manuka Shopping Village – 2 min drive
- Fyshwick Markets – 3 min drive
- Canberra Airport – 12 min drive
- Canberra CBD – 13 min drive