

**62/7 Light Street, Griffith, ACT 2603**



**Apartment For Sale**

Thursday, 9 November 2023

62/7 Light Street, Griffith, ACT 2603

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 106 m2**

**Type: Apartment**



Mary de Andrade

## AUCTION

Revealing an elegant and contemporary interior, this 2-bedroom apartment is efficiently designed to maximise indoor and outdoor spaces. One of the major advantages is its desirable location on the doorstep of Manuka and Kingston; two of Canberra's most vibrant inner-south suburbs. This quality apartment, located on the third floor of Renaissance, blends everyday comfort with an open plan kitchen, dining, and living space. The kitchen has stone countertops and backsplash, Franke appliances including a combination microwave and induction cooktop dishwasher, water filter, garbage disposal unit, and water connection for the fridge. The entry hallway welcomes you with useful and ample storage as well as the Euro-style laundry. The master suite has balcony access, walk-in wardrobe and ensuite with floor to ceiling tiles, LED lighting, double vanity mirrors with storage, shelving, and vanity with extra storage and bench mounted basin. The second bedroom has a built-in-robe, wall hung cupboards, and the main bathroom replicates the opulent ensuite. This property offers unparalleled conveniences and modern living in a premium location. Whether you're looking for your first home, a modern downsize, or a smart investment, this apartment offers something for everyone. Call Mary de Andrade PH: 0412 190 369 to view what could be yours in this affluent suburb.

Features:

- Master suite with balcony access, walk in robe and ensuite with floor to ceiling tiles, LED lighting, double storage cabinets, shelving, vanity with storage and bench mounted basin.
- 2nd bedroom with built in robes and wall hung cupboards
- 2nd bathroom with floor to ceiling tiles, LED lighting, double storage cabinets, shelving, vanity with storage and large basin.
- Kitchen includes - Stone benchtop and backsplash, plenty of pantry storage with sliding baskets, Franke appliances including a combination microwave and induction cooktop, dishwasher, water filter, garbage disposal unit, and water connection for the fridge Cedar LED 1500mm colour shifting pendant in timber, softened by elegant, ribbed detailing.
- Double glazed glass throughout, block out blinds and elegant sheers
- Covered balcony with an outlook to the park and mountains
- 2700mm High ceilings throughout
- Study nook with floating shelves
- Plenty of storage cupboards along the hallway entry, with a European laundry, which includes a Haier dryer and Haier washing machine
- Bose speakers
- Engineered timber flooring plus carpet in bedrooms
- Basement parking with 2 side-by-side allocated car spaces and enclosed storage space
- Ducted Daikin reverse cycle heating and cooling
- Retractable fly screens
- Security intercom
- NBN connection
- Lifts
- Garbage shoot
- Facilities include outdoor barbeque area, large foyer and gymnasium
- Parliamentary circle and Canberra's CBD just minutes away
- Immerse yourself in the location as you are moments away from boutique shops, award-winning restaurants, lively bars/pubs, Manuka swimming pool, Manuka Oval, Churches, hotels, schools, Coles, homeware stores, Supabarn Kingston!
- Public transport

Disclaimer We have used our best endeavours to ensure the accuracy of this information, gathered from sources we deem to be reliable. However, we accept no responsibility or liability in respect of any errors or inaccuracy. Interested parties should rely solely on their own inquiries.