

**63/5 Hely Street, Griffith, ACT 2603**

**Apartment For Sale**

Friday, 19 April 2024

63/5 Hely Street, Griffith, ACT 2603

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Nick Purnell  
0262952011



Sam Glyde  
0428221300

**\$499,000+**

Designed by award winning architects Stewart Architecture, developed by DOMA and built by BLOC, rarely do three companies of this calibre combine but when they do, some of Canberra's best buildings are born. The team is responsible for projects such as the Realm Precinct, Bridgepoint and Dockside at the Kingston Foreshore. Situated on quiet Hely Street, 'The Archer' combines raw materials such as concrete, timber and red bricks which pay homage to the Canberra Red bricks that Canberra cottages are synonymous for. Hely Street is across the road from both St Clare's and St Edmunds Colleges, a short walk to the Kingston Shops, Lake Burley Griffin, Manuka and further yet still within reach to the Parliamentary Triangle. Located just off Canberra Avenue which can take you to Queanbeyan, the Canberra Airport or into the CBD. From the moment you walk through the door you are greeted by natural light that floods the property. The property has a north-west aspect that will allow you to bask in the afternoon sunshine and enjoy entertaining with friends. The floorplan has been carefully considered throughout to maximise the space and take advantage of the separate study area that the property includes. This property will suit young couples or investors looking to secure a spacious well-built apartment in the best central lifestyle Canberra has to offer. Summary:- Fantastic Inner South location- Kitchen with stone benchtops, quality appliances, soft close drawers- Reverse cycle heating and cooling- Floor to ceiling tiling in bathrooms- Double glazed, window treatments and stacker doors- European laundry with storage - Enclosed Storage shed

Figure Summary (all approx.) • Built: 2018 • Body corporate: \$825p.q • General Rates: \$400 (p.q) • Water & Sewerage: \$185.00 (p.q.)