

67/18 Leichhardt Street, Griffith, ACT 2603



Sold Unit

Monday, 14 August 2023

67/18 Leichhardt Street, Griffith, ACT 2603

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 122 m2

Type: Unit

\$861,000

Offered for sale – an affordable, spacious apartment situated in an attractive low rise complex just one block from Green Square Kingston. The new owner will enjoy the many lifestyle benefits that come with living in walking distance of Manuka Village, Bowen Park on East Basin, the Kingston Foreshore and government offices in Barton and Parkes. Leave your car at home and walk or bike to work, shopping, cafes, restaurants and bars, yoga, the Lake and Bus Depot markets. Kingston Terrace is particularly well established, set out on 3 floors of apartments with gated basement parking and individual storage. The grounds feature mature trees and landscaping, a sense of space, visitor parking and a large residents outdoor living area with a pool, sun deck and covered BBQ facility. The street façade has old Kingston character and appeal with a pleasing leafy outlook along Leichhardt and Eyre streets. The apartment is a corner apartment on the top floor (of 3) with a good aspect for sun and light in winter (EER 5.5); with a living area of 122m² it is quite a bit bigger than you would expect in this price bracket. The large open plan living and dining area catches good winter sun and opens to a generous balcony with an excellent outlook. The main bedroom is segregated and more than double size with a walk in robe and large ensuite bathroom. Bedrooms 2 and 3 are a good size each with BIRs and are close to the main bathroom (with bathtub) and separate toilet. The kitchen certainly won't disappoint with good workspace and storage, pantry, rangehood and new cooktop and dishwasher. The internal laundry is a separate room (not in a cupboard) and also a good size. Visitor access to the apartment is by video intercom, and single gated basement parking is complemented by a large separate storeroom. Solid brick construction is a bonus feature that should provide long term durability which is important when there is concern about the quality of some new apartment construction. This very liveable apartment offers an opportunity to buy into this excellent Inner South location at an affordable price. Please note the apartment is vacant and available for a live in owner or tenant to move into quickly.

Features -# spacious 3 bedroom apartment with ensuite bathroom# attractive well established low rise complex# superb location one block from Green Square Kingston# north facing top floor corner position# large open living and dining area# huge segregated main bedroom with WIR# well set up kitchen, separate laundry# generous balcony with leafy outlook# gated undercover parking with large store room# excellent residents pool and outdoor living area# walk to cafes, restaurants and bars# available to both live in buyers and investors

Detail -# EER 5.5# living area 122m²# general rates \$730 qtr# rental estimate \$720-770 weekly# strata levy \$1902 qtr# unit 51 in units plan 1564# land tax \$902 qtr (only paid if rented)