

69/5 Hely Street, Griffith, ACT 2603

Sold Apartment

Tuesday, 19 September 2023

69/5 Hely Street, Griffith, ACT 2603

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 59 m2

Type: Apartment



Tim Mardiyants
1300090450



Patricia Mardiyants
0424943516

Contact agent

Located only moments away from Manuka, Kingston and The Foreshore this private and stylish apartment is positioned on the second floor of the tightly held Archer development. Designed by Stewart Architecture and developed by Doma Group the complex is designed with security and boutique living in mind, split between four buildings, with only a handful of apartments on any one level. The high ceilings and full-height windows ensure that this beautifully presented apartment is filled with natural light, while the quality finishes and furnishings provide a sense of quality and understated luxury. The practical layout features an open-plan living area that adjoins the kitchen/dining and seamlessly connects to the balcony. The bedroom is generously proportioned and features a built-in robe and balcony access while a galley-style kitchen provides plenty of storage space and features stone benchtops, stainless steel appliances and electric induction cooking. Adjacent to the kitchen and the bathroom is the study room, which could be used for a variety of purposes and adds so much versatility to the floor plan. The bathroom features floor-to-ceiling tiling, a vanity cabinet and modern finishes, while a European-style laundry is discretely tucked away behind the roller doors. The ducted reverse cycle air conditioning and high-efficiency downlights provide practicality and convenience all year round. This apartment offers contemporary living within a highly convenient location and would perfectly suit anyone looking to enjoy a cosmopolitan Inner South lifestyle. A truly exceptional purchase opportunity for owner-occupiers and astute investors alike.

Key features
Open-plan living with plenty of natural light
Generously proportioned bedroom with built-in robe and balcony access
A separate study room that could double as guest accommodation
Chic galley-style kitchen with stone bench tops, plenty of storage and quality stainless-steel appliances
Full-height tiling in the bathroom
European-style laundry with a dryer provided
Ducted reverse cycle air conditioning system
Double glazing
Luxurious sheer and block out curtains
Secure parking with remote access
Storage area
Intercom system
Vacant possession
Plentiful street parking nearby

Key numbers
Internal living: 53m²
Balcony: 6m²
Car park: 13m²
Storage: 2m²
Total entitlement: 74m²
Rates: \$399 p/q (approx.)
Land tax: \$473.04 p/q (approx.) – if rented
Strata: \$3301.80 p/a (approx.)
Rental estimate: \$510 to \$520 per week
Build: 2018
EER: 6 Stars

Note: all measurements, dimensions and costs are approximate and based on third-party information. The rates, land tax and strata levy figures are approximate only and subject to change. Potential buyers should conduct their own independent enquiries to confirm any provided information.