

70/5 Hely Street, Griffith, ACT 2603

Sold Apartment

Monday, 14 August 2023

70/5 Hely Street, Griffith, ACT 2603

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 59 m2

Type: Apartment



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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 the Western/North Western aspect 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
- High quality roller blinds
- Secure parking with remote access
- Storage area
- Intercom system
- Vacant possession
- Plentiful street parking nearby

Key numbers

- Internal living: 53m²
- Balcony: 6m²
- Car park: 14m²
- Storage: 2m²
- Total entitlement: 75m²
- Rates: \$399 p/q (approx.)
- Land tax: \$473.04 p/q (approx.) – if rented
- Strata: \$3,037.80 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. Potential buyers should conduct their own independent enquiries to confirm any provided information.