

74/18 Austin Street, Griffith, ACT 2603

LUTON

Apartment For Sale

Friday, 19 April 2024

74/18 Austin Street, Griffith, ACT 2603

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Geraldine Collison

0419208244

\$649,000

This delightful spacious one-bedroom courtyard apartment is situated in the award winning Amaya Complex within leisurely walking distance to the Manuka shopping precinct and in close proximity to the Parliamentary triangle. The well-proportioned living and dining area, with a north-easterly aspect, spills out to the spacious private courtyard, a perfect spot for alfresco dining or a sunny spot to enjoy coffee as you catch up on some reading. The stylish kitchen includes granite bench tops, abundant cupboard space and Miele appliances. There is a European laundry discreetly hidden behind doors opposite the kitchen. The light-filled spacious bedroom has courtyard access and a walk-through wardrobe leads to the ensuite bathroom which can also be accessed via the living room. Additional features include an oversized single garage, with its own roller door, perfectly positioned near the elevator. This area offers plenty of space to add shelving to accommodate suitcases or any additional household items you may want to store as well as your car or bicycles. Reverse cycle air conditioning keeps you cosy in winter and cool in the summer months, there is also underfloor heating in the bathroom. Whether you are a first home buyer, an investor, a downsizer or indeed looking for a home away from home, this apartment is worthy of your attention. The Amaya Complex includes a beautiful central garden with seating dispersed throughout the area and the gardens surrounding the complex, with a superb selection of plants and shrubs, add to the ambience. Amaya won the 2016 Master Builders ACT Excellence in Building award for apartments up to three storeys.

Features: Delightful one bedroom courtyard apartment in the prestigious Amaya Complex
Spacious living and dining area, with a north easterly aspect, spills out to the courtyard
Stylish kitchen with granite bench tops, Miele electric oven, microwave, four burner cooktop and dishwasher, good cupboard space including an appliance cupboard
Well-proportioned bedroom with courtyard access
Walk-through wardrobe
Spacious ensuite bathroom with access to living area
European laundry with Electrolux washing machine and dryer
Good size cupboard (suitable for linen or extra storage) in living room
Spacious courtyard, a great spot for alfresco dining
Excellent oversize single garage with its own roller door conveniently positioned near the elevator
Reverse cycle air conditioning, underfloor heating in the bathroom
Amaya is close to the Manuka shopping precinct and the Parliamentary triangle
Apartment 63 m² (approx.)
Courtyard 31 m² (approx.)
Garage 28 m² (approx.)
Body Corporate Fees (including Sinking Fund) \$3,976.20 per annum