

**75/74 Leichhardt Street, Griffith, ACT 2603**

**PURNELL**  
SINCE 1987

**Sold Apartment**

Friday, 12 April 2024

75/74 Leichhardt Street, Griffith, ACT 2603

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Nick Purnell  
0262952011



Sam Glyde  
0428221300

**\$625,000**

Built by Milin Builders in 2020, 'Abarzo' is a development of 81 apartments on Leichhardt Street in Griffith. Given its location on Leichhardt Street, it is a walk to the Kingston shopping precinct and its array of hospitality venues, its Supabarn supermarket, the Kingston Foreshore and stunning local parks. It is also a walk or ride to the Manuka Village, Lake Burley Griffin and the Parliamentary Triangle. From this location you will be able to immerse yourself in the best lifestyle Canberra has to offer. Stepping inside, the spaciousness of the apartment is clear from the entry. There is a large living room that flows onto the generous balcony that is perfect for entertaining or for a pet to enjoy. To the left there are the two bedrooms that are separated by the bathroom to allow for privacy to both rooms and the kitchen is well appointed with ample storage. The property due to its position within the building is extremely quiet and away from the street noise. This top floor apartment will suit to an investor looking to secure a fantastic investment opportunity with a high rental return available or an owner occupier looking to find a sanctuary within the cosmopolitan Inner South area. Features: • Spacious top floor apartment with panoramic views • Quiet locale • Double glazed windows • NBN fibre to premises • Reverse-cycle heating & cooling • Ample storage throughout • Modern finishes • Excellent location in Griffith • One basement car space & storage cage • 64m<sup>2</sup> internally 12m<sup>2</sup> externally Figure summary (all approx.) • Body corporate: \$868p.q • General rates: \$456p.q • Water & sewerage: \$185p.q • Built in 2020