

76/7 Light Street, Griffith, ACT 2603



Apartment For Sale

Wednesday, 14 February 2024

76/7 Light Street, Griffith, ACT 2603

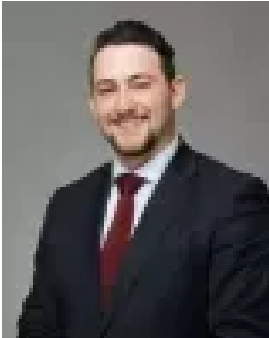
Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 53 m2

Type: Apartment



Zac Cunningham
0262952433

\$590,000+

Presenting an exceptional property filled with natural light, this executive 'Renaissance' apartment showcases luxurious finishes and offers a secure and low-maintenance lifestyle. Situated within walking distance to Manuka's charming boutique shops, fine dining restaurants, and inviting cafes, this residence is perfect for the discerning buyer seeking convenience. Floor-to-ceiling windows adorned with elegant sheers enhance the appeal of this wonderful apartment, providing a seamless connection between indoor and outdoor living spaces. The top-of-the-line inclusions further elevate the sophistication of this fantastic property. The spacious and private balcony is a haven for entertainers, offering the ideal setting for savouring your morning coffee as you bask in the beauty of the sunrise with its desirable east-facing aspect. Other notable features are ducted reverse-cycle heating and cooling, high ceilings, a 6-star energy rating and the convenience of a lift providing direct access to the basement garage. Perfectly suited for both the discerning buyer and downsizer who refuse to compromise on location or lifestyle. Positioned just 200 meters from the Manuka Shopping Precinct, including a Coles supermarket, cafes, bars, banks, and boutique stores, you will have all your daily needs right at your doorstep. Additionally, you can easily explore the nearby Kingston and Griffith Shopping Precincts, immerse yourself in the beauty of Lake Burley Griffin, and take leisurely strolls through the leafy streets of ACT's Inner South.* Spacious balcony for entertaining* Designer kitchen* 600mm induction cooktop* Falmec rangehood* Franke Pro pyrolytic electric oven and combination microwave* Fully integrated Franke dishwasher* Franke sink and kitchen tapware* Pantry plus additional pantry storage* Ducted Daikin reverse cycle heating and cooling* Full height double glazed windows* Mark block-out blinds and sheers throughout* Floor to ceiling recessed sheers* European laundry room with Haier 7.5kg washing machine and Haier 8kg dryer* Separate linen storage* Building facilities including gymnasium, outdoor barbeque area and lawns Living: 53m² Balcony: 26m² Car Space: 13m² Storage: 2m² Strata: \$702 p/q Approx.