

8/18 Austin Street, Griffith, ACT 2603

CapitalResidential

Sold Apartment

Thursday, 10 August 2023

8/18 Austin Street, Griffith, ACT 2603

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Cory McPherson
0261733000

Contact agent

****PLEASE NOTE: A CONTRACT WILL NOT BE ISSUED PRIOR TO AN INSPECTION OF THE PROPERTY****Here is your opportunity to purchase this immaculate north facing, first floor apartment positioned in the stunning, low rise AMAYA complex, the apartment is conveniently located only a stone's throw away from the bustling Manuka Village, Coles supermarket and close to Manuka Oval, Kingston, and the Parliamentary Triangle. Unit no.8 is a light and airy apartment boasting high quality finishes throughout including Miele appliances, dishwasher and integrated microwave in the kitchen, generous internal and external living areas, main bedroom with walk in robe, and lock up garaging in the basement. These unique apartments have separate elevators for each block, along with an internal designer staircase. This means you will seldom need to wait for a lift. What makes these apartments even more special is the basement garaging, in which each unit receives its own private enclosed and secure garage space with an electric roller door. This apartment features a single lock up garage (approx 28sqm) with easy access to the lifts. Situated in the Canberra's luxe Inner South, on the weekends you can enjoy the cafes and restaurants of nearby Manuka Village and the Kingston Foreshore, or just as easily get out into nature and take a relaxing walk up Red Hill, the choice is yours as both are within a short walking distance. Together with its immaculately maintained gardens and common areas, plus its stunning surroundings make this apartment an opportunity not to be missed. Property features:- Quality Miele electric kitchen appliances including an integrated Microwave- 40mm waterfall marble benchtops- Dryer included- Generously sized bedroom with walk in robe- Marble tiled two-way bathroom- Under tile bathroom heating- Ducted reverse cycle Daikin air-conditioning- Double glazed windows- High ceilings- L.E.D lighting- Quality window treatments- Good sized balcony for alfresco dining- Spacious Lock up garage Property size: Living: 64 sqm Balcony: 13 sqm Garage: 28.1 sqm Energy efficiency rating: 6.0 Rental potential: \$540-\$580 P.W Body Corporate: \$3,739.2 P.A Sinking fund balance: \$558,014.03 Admin fund balance: \$145,692.59 Rates: \$1,952.92 P.A Water: \$702.24 P.A Last sold: \$441,400 (2016) Name of Development: Amaya Developer: Amalgamated Property Group Designed by: Cox Architecture Year of construction: 2016 No. of units in complex: 131 Strata manager: Grady Strata & Facilities Ph. 02 6251 1214 Comparable sales

| Address | Date | Price |
|----------------------------------|------------|-----------|
| 9/7 Light Street, Griffith | 20/04/2023 | \$600,000 |
| 120/18 Austin Street, Griffith | 27/01/2023 | \$599,000 |
| 4/3 Burke Crescent, Griffith | 20/02/2023 | \$580,000 |
| 2/6 Oxley Street, Griffith | 15/06/2023 | \$570,000 |
| 77/109 Canberra Avenue, Griffith | 12/07/2022 | \$570,000 |
| 31/56 Stuart Street, Griffith | 24/02/2023 | \$560,000 |
| 12/6 Cunningham Street, Griffith | 12/05/2023 | \$535,000 |

**** Call Cory McPherson on 0418 266 698 for more details.