

8/72 Canberra Avenue, Griffith, ACT 2603

home by holly

Apartment For Sale

Friday, 19 January 2024

8/72 Canberra Avenue, Griffith, ACT 2603

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 92 m2

Type: Apartment



Bianca Way
0491850701



Holly Komorowski
0491850701

\$549,000+

The sutherland.home is an unexpected surprise, combining modern amenity and contemporary living with Canberran architectural history. Sitting proudly at the front of the complex, the sutherland.home is one of only a few townhouses in the complex from the late 1930s. With the majority of the complex being completed in 2001, these few double story terraces stand as a testament to old Canberra, and an amazing opportunity to buy a truly remarkable home. Beautifully preserved, the historical dwelling has been thoughtfully updated throughout to retain its original character and craftsmanship while enhancing its liveability with modern comforts. Behind the simplistic brick facade, the sutherland.home provides a harmonious floor plan with lush views over the gardens. The generous entry foyer opens into the lounge room with decorative fireplace and warm timber detailing. The dining area adjoins a beautiful modern kitchen, well-planned and fully equipped with quality quality appliances. Upstairs you find the large bedroom with built-in robe, providing a comfortable space to relax and retreat, with views to Mount Ainslie from the Juliet balcony and double sash windows providing both climate and sound protection. Beautifully maintained gardens surround the home, with English Box Hedges framing a picture-perfect front lawn. The home is ideally located, in a premium position only a hop, skip and a jump across Canberra Avenue breakfast at Muse, or perhaps a drink at Joe's before dinner at Agostinis. Its hard to play favourite here though, as everything is on your doorstep. A short walk from the Griffith, Manuka and Kingston Shops, Lake Burley Griffin, the Parliamentary Triangle, your every lifestyle need is met here. features:.1 bedroom townhouse in sought after "Sutherland" complex..character details.original timber floors.tiled kitchen and meals area.modern updated kitchen with electric stove.westinghouse oven.integrated dishwasher.laundry space under stairs near kitchen.bedroom upstairs with feature double hung cedar windows.main bathroom with floor to ceiling tiles, shower over bath.seperate toilet.private rear courtyard and small balcony.secure underground car space.amazing rental and airbnb potentialEER: 3.5Living Size: 72.9 m2Body Corporate: \$1,926.28 p/qLand Size: 34-8UV: \$353,360Rates: \$2,617.46Land Tax (if rented):