

8/9 Light Street, Griffith, ACT 2603



Unit For Sale

Thursday, 6 June 2024

8/9 Light Street, Griffith, ACT 2603

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Unit



Phil Smith
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Lauren Myles
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By Negotiation

Located on the ground floor of the prestigious 'Illume' development in Light Street, Griffith, this quality 3-bedroom ensuite apartment is both functional and spacious. Illume is a boutique development designed by award-winning Cox Architecture and developed by BISA Property, who have an enviable reputation for quality and flair. Completed in 2023, The living area has a spacious open plan combination.. Bathed in natural light this home is the perfect combination of thoughtful design and opulent inclusions. A wonderful home to enjoy, to entertain or to sit back and relax. The high-end finishes are obvious as soon as you enter the property. The kitchen is a fabulous example. MIELE appliances, including an integrated refrigerator, externally ducted range hood, built-in microwave oven, and induction cooktop. A large separate walk in pantry and an abundance of bench space. The perfect kitchen. The quality continues throughout with Hardwood engineered timber floors in the living areas, pendant lighting over the stone kitchen benchtop, ducted heating, and cooling throughout, and many little extras a keen eye will notice and appreciate. The oversized master bedroom includes a walk through robe to the ensuite bathroom fully equipped with a free-standing bath, separate shower recess, enclosed private w/c, and built-in mirror light for personal grooming. Another nice feature is the separate laundry which includes a Miele washer and dryer. The complex has been designed to cater for discerning buyers. No pools, gyms or rooftop gardens. Just the highest standards throughout the complex to appeal to a new owner demanding quality. Property Features 2 x secure car spaces with 2 storage cages Heated bathroom floors 85m² of outdoor space - the largest private courtyard in the inner south. Boutique complex of only 62 apartments No gym, pool, or commercial premises Miele kitchen appliances Walk in pantry Timber flooring to living areas Ducted heating & cooling Double glazed windows and sliding doors Feature pendant lighting Walking distance to Manuka precinct, Manuka Oval and Old Kingston Essentials Living Size: 132m² Courtyard: 85m² Rates: \$2,857.49 per annum Land Tax: \$3,640.43 per annum (only applicable to investors) Strata Company: Civium Strata Levies: \$6,406.60 per annum Age: Building completed June 2023 Rental Estimate: Currently rented for \$950 per week