

86/18 Austin Street, Griffith, ACT 2603



Apartment For Sale

Thursday, 16 May 2024

86/18 Austin Street, Griffith, ACT 2603

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 91 m2

Type: Apartment



Bree Currall
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Chloe Lindbeck
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AUCTION

Nestled within the esteemed "Amaya" complex, this serene two-bedroom retreat boasts a coveted northerly aspect, inviting abundant natural light. With a peaceful green outlook and only one direct neighbour, this private residence seamlessly blends architectural finesse with comfort in the heart of Canberra's Inner-South locale. Perfectly suited for the modern executive or those seeking to downsize, apartment 86 welcomes you with its expansive 25sqm northerly balcony, offering sweeping views of the lush parklands below. Sunlight streams through the double-glazed windows and sliding doors adorned, illuminating the spacious open-plan living areas and creating an inviting ambiance throughout. The kitchen, adorned with sleek stone countertops and top-of-the-line Miele appliances embodies both style and functionality. Retreat to the generously-sized bedrooms, where the master suite awaits with its expansive walk-in robe and ensuite featuring underfloor heating, complemented by the second balcony for moments of tranquillity. The second bedroom, thoughtfully positioned opposite the main bathroom, offers its own wardrobe and balcony, ensuring comfort and privacy for all occupants. Indulge in modern conveniences such as the ducted reverse cycle air conditioning system, providing optimal comfort regardless of the season, and the expansive 43.7sqm double lock-up garage with elevator access from the basement, offering both security and ample storage space. Enjoy the essence of urban living with a short stroll to the vibrant Manuka precinct, Kingston, and the charming Griffith shops. This residence offers a lifestyle of luxury and convenience.* Luxurious two-bedroom sanctuary within the esteemed "Amaya" complex* Prime location in Canberra's Inner-South locale* Top floor apartment with expansive 25sqm balcony with sweeping parkland views* Harmonious blend of sophistication and comfort* Sunlit open-plan living areas with double glazed windows* Stylish kitchen with sleek stone countertops and Miele appliances* Master suite with expansive walk-in robe and ensuite* Private balcony attached to the master suite for tranquillity* Second bedroom positioned opposite main bathroom for privacy* Underfloor heating in both bathrooms* Thoughtfully designed wardrobe and balcony for the second bedroom* Sheer blinds/curtains + blackout roller blinds throughout * Modern conveniences include ducted reverse cycle air conditioning* Expansive 43.7sqm double lock-up garage with elevator access* Short stroll to the vibrant Manuka precinct* Proximity to Parliamentary Triangle, Kingston, and Griffith shops* Lifestyle of unparalleled luxury and convenience
Strata: \$1336pq (approx.)
Council Rates: \$651pq (approx.)
Land Tax: \$803pq (approx.)
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