

88/5 Hely Street, Griffith, ACT, 2603

Sold Apartment

Saturday, 21 January 2023



THE
PROPERTY
COLLECTIVE

88/5 Hely Street, Griffith, ACT, 2603

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment

Christmas has arrived early!

An irresistible offering in a premier lifestyle locale, this highly sought-after but rarely found single-level property offers everything you've been tirelessly searching for. Welcome to your new home!

This near-new north-facing apartment offers a functional and generous 87m² of single-level living space, a 12m² balcony, stylish and modern interiors, high-standard fixtures, and newly fitted matte black/chrome accent fittings.

The full-sized kitchen features ample bench space with a 40mm waterfall-edge benchtop, quality European electric appliances, a built-in microwave, and an under-bench dishwasher for added convenience. There is also a full-sized pantry and breakfast bar with ample cupboard and drawer space above and below the bench for storing all your kitchen needs.

Both bedrooms are generously proportioned, and feature mirrored sliding robes. The main bedroom has direct access to the ensuite, which features a floating basin, built-in mirrored shaving cabinet, floor-to-ceiling tiles and ultra-modern and high-quality black/chrome fittings, including a 3-way shower head.

The main bathroom is well-sized and features everything in the ensuite, including a floating basin, built-in mirrored shaving cabinet, floor-to-ceiling tiles, ultra-modern and high-quality black/chrome fittings, and a 3-way shower head.

A generous balcony doubles as additional living space and is the perfect entertainment area for friends and family.

With so many quintessential features on offer, don't miss your opportunity to secure this exceptional offering!

The Perks:

- Sunny North facing corner apartment
- Near new complex 'The Archer' designed by award-winning Stewart Architecture
- 2 bedrooms, both with built-in storage
- 2 bathrooms featuring floor-to-ceiling tiling and luxe tapware
- 2 side-by-side car spaces with direct access to lift
- Lockable storage cage
- Sun-drenched and open plan living area
- Reverse cycled ducted electric heating and cooling throughout
- Timber vinyl flooring throughout living areas
- Double glazing throughout
- Full-sized kitchen with quality stainless steel German appliances
- Induction cooktop
- Built-in dishwasher
- Built-in microwave
- 40mm stone benchtop with waterfall edge
- Ultra-modern high-quality and newly fitted black/chrome fittings, including 3-way shower heads in bathrooms
- European space-saving laundry

The Numbers:

- Generous total 99m² internal/external living space
- 87m² internal living space approx.
- 12m² external balcony space approx.
- Level 2 corner apartment position
- Energy efficiency rating of 6 stars
- Rental estimate \$650 - \$670 per week approx.
- Rates \$457 per quarter approx.
- Strata \$1,215 per quarter approx.

- Land tax \$539 per quarter approx. (investors only)
- Build date 2019
- Within walking distance to an array of cafes and bars, close to Fyshwick Markets, Manuka, Kingston & Griffith Shops
- Only 9-minutes to Canberra airport approx.
- Only 10-minutes to City centre approx.

Explaining the private treaty process:

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.