

97/18 Austin Street, Griffith, ACT 2603



Apartment For Sale

Thursday, 4 April 2024

97/18 Austin Street, Griffith, ACT 2603

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 83 m2

Type: Apartment



Louise Harget
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\$919,000+

Renowned for its sought-after location and outstanding build quality, 'Amaya' stands prominently on the doorstep of Manuka village, surrounded by playing fields, parklands, and reserves, offering an unparalleled opportunity to fully embrace the authentic Griffith lifestyle. The open-plan living and dining area, perfectly positioned to receive the Northern and Eastern sun, is characterized by its ample size, offers a serene ambiance with picturesque views of the landscaped internal lawns, trees and courtyard gardens. The kitchen, fully equipped with electric Miele appliances, has a perfect balance of style and practicality, boasting marble countertops, waterfall edged breakfast bar, designated appliance storage, and ample concealed storage within its crisp white cabinetry. The primary suite is a standout feature of this property, offering triple door built-in wardrobes, private balcony access, and a modern ensuite equipped with a frameless shower, marble tiling, underfloor heating, a modern floating basin, recessed shelving, and ample storage. Reflecting the same level of refinement, the main bathroom also boasts underfloor heating and serves the second bedroom, which features built-in wardrobes. Additionally, an Euro-style laundry adds convenience to the living space. In pristine condition, and across from the park, this property combines superior finishes with a desirable location, making it equally appealing to homeowners and investors alike. It presents an ideal retreat for those seeking the perfect Inner South lifestyle experience.* 2 bedrooms, 2 bathrooms and huge double garage car parking + wifi + power* Large open plan living and dining, sharing connection with the kitchen, and opening out to generous alfresco balcony with a leafy green outlook* Chic kitchen with stone benchtops, waterfall edge eat-at breakfast bar, Miele electric cooking, appliance hutch, and plentiful storage * Receives the Northern and Eastern sun* Main suite with built in robes, private balcony access and ensuite + good-sized second bedroom, also with built-in robes* Main bathroom and ensuite impeccably finished, with frameless showers, on-trend feature tiling, underfloor heating, floating basins, recessed shelving, and plentiful storage* Ceiling fans + automatic roller blinds* Ducted heating and cooling* Internal Euro style laundry * Over sized double garage with Wifi + ample power outlets, space for a workshop* Rates \$2,409pa, Land Tax \$2,952pa, Strata Levies \$1,375pq (all approximate.) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.