

**109/18 Austin Street, Griffith, ACT 2603**



**Apartment For Sale**

Thursday, 11 July 2024

109/18 Austin Street, Griffith, ACT 2603

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Kellie Chalker

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## Auction 01/08/2024

Surrounded by vivid deciduous trees, the low-rise complex in which this luxurious ground-floor apartment is set creates a peaceful buffer from the world, yet is within an easy walk of both the Griffith and Manuka Village shopping and dining precincts. Benefitting from a huge, partially covered and secure terrace that can easily be zoned for dining and lounging, the apartment has everything needed to entertain guests, or to enjoy some quality downtime soaking up the sun. The living area and the master bedroom both open to the outdoors, providing a fluid floorplan that ushers in light, and merges with the leafy vistas beyond. The cleverly streamlined, yet stylish kitchen has quality features including 30mm natural stone benchtops, a breakfast bar for three, utility cupboard and a full-height pantry. Two bathrooms include an ensuite and master, both have a refined palette, in-floor heating and high-spec finishes. Think marble floors, storage niches, frameless showers and mirrored recessed walls of cabinetry. The second bedroom is a warm retreat that would be perfect for guests, or repurposed as a home office or media room. Accessible via lift, the oversized double lock up garage includes a secure remote panel door, various power outlets and sufficient space to install a workshop or additional storage. Features include:

- Two-bedroom, two-bathroom apartment in Amaya complex
- Open living and dining
- Alfresco terrace
- Waterfall-edge breakfast bar to kitchen
- Miele appliances including electric cooktop, underbench oven, dishwasher, integrated microwave
- European-style laundry
- Ducted heating and cooling
- Mirrored built-in wardrobes to both bedrooms
- Oversized double lock up garage with remote panel left door, power outlets and space for a workshop or additional storage
- Landscaped common gardens with tiered lawns, permanent sunbed seating and arbour-shaded dining areas
- Direct visitor access and intercom
- Desirable Inner South location
- Close to Griffith and Manuka ovals, Kingston Foreshore and the Parliamentary Triangle

Outgoings and property information (approx):

- Living: 83sqm
- Courtyard: 43sqm
- Garage: 40sqm
- Rates: \$2,606.88pa
- Land tax (if rented): \$3,406.51pa
- Rental income: \$680 - \$700pw
- Year built: 2016
- EER: 6.0