

**37/74 Leichhardt Street, Griffith, ACT, 2603**

**Apartment For Sale**

Friday, 4 October 2024



THE  
PROPERTY  
COLLECTIVE

37/74 Leichhardt Street, Griffith, ACT, 2603

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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## Live Where Canberra Comes Alive

Picture a lifestyle where everything you need is just a short stroll away. Living at the Abrazo complex in Griffith puts you in the heart of Canberra's most vibrant and convenient location. Whether you're a young professional, a downsizer, or simply someone looking for a blend of luxury and low-maintenance living, this apartment offers the best of both worlds.

Boasting over 120m<sup>2</sup> of indoor and outdoor living space, including a stunning 30m<sup>2</sup> wrap-around balcony, this home is designed for those who love to entertain, relax, or simply enjoy the Canberra lifestyle. The light-filled, open-plan interior creates a bright and welcoming atmosphere, with expansive windows allowing natural light to pour in. The modern kitchen, complete with Blanco appliances and a large benchtop, is perfect for whipping up meals or hosting casual dinners.

Built in 2020 by Milin Builders, this apartment strikes the perfect balance between style and functionality. With two generously sized bedrooms, luxurious bathrooms featuring floor-to-ceiling tiles, and ducted reverse-cycle heating and cooling, it's a comfortable and elegant retreat all year round.

Step outside, and you're just moments from the buzzing café and dining scenes of Manuka and Kingston. Whether it's your morning coffee, a meal at one of the local restaurants, or a leisurely walk through nearby parks, everything you need is right at your doorstep. With the Kingston Foreshore, Telopea Park School, and Lake Burley Griffin only minutes away, this location offers a lifestyle of absolute convenience and community.

Picture yourself here—effortless luxury, a vibrant neighbourhood, and all of Canberra's best just a short walk away.

### The Lifestyle:

- Kingston & Manuka Shops: Enjoy boutique shopping, gourmet groceries, and vibrant cafés just moments away.
- Kingston Foreshore Precinct: Dine, relax, and unwind by the waterfront with stunning views of Lake Burley Griffin.
- Parliamentary Triangle: Quick access to Canberra's key government and cultural landmarks.
- Central Canberra Location: Ideal for easy access to the city's parks, lakes, recreational spaces, and cultural venues, with excellent transport links.
- Kingston Train Station: A charming, historic station offering easy rail connections to Sydney and regional NSW, adding convenience for both leisure and work travel.

### The Perks:

- Built in 2020 by renowned Milin Builders
- Boutique collection of 81 modern apartments
- Prime location on Leichhardt Street, Griffith
- Easy access to Kingston shopping precinct with cafes, restaurants, and Supabarn
- Short walk to Kingston Foreshore and nearby serene parks
- Close to Manuka Village, Lake Burley Griffin, and the Parliamentary Triangle
- Spacious third-floor corner apartment
- 30m<sup>2</sup> wrap-around balcony with multiple access points
- 90m<sup>2</sup> of open-plan living with abundant natural light
- Large kitchen with generous benchtop, chic tiled splashback, and Blanco appliances
- Master bedroom separated from second bedroom for added privacy
- Stylish bathrooms with floor-to-ceiling tiles and floating vanities
- Ample built-in storage with sleek, integrated cabinetry
- Space-efficient European-style laundry tucked away
- Double glazed windows throughout for enhanced energy efficiency and noise reduction
- Ducted reverse-cycle heating and cooling for year-round comfort
- Secure car space in Basement 2 with a private storage cage
- Pet friendly complex

The Numbers:

- Internal living: 90m<sup>2</sup>
- Balcony: 30m<sup>2</sup>
- Total apartment: 120m<sup>2</sup>
- Strata Manager: Canberra Strata
- Strata: \$1,153.63 p.q approx.
- Rates: \$508 p.q approx.
- Land Tax: \$663.96 p.q approx.
- Rental Estimate: \$680-\$700 p.w approx.
- Build: 2020
- EER: 6 Stars

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.