

# 4/2 Cunningham Street, Griffith, ACT 2603



## Apartment For Sale

Sunday, 23 June 2024

4/2 Cunningham Street, Griffith, ACT 2603

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 94 m2**

**Type: Apartment**



Bree Currall  
0262959911



Chloe Lindbeck  
0262959911

## AUCTION

Sitting proudly amid two heritage-significant Whitely houses within the contemporary art deco 'Broadway' apartment block is this stylish, north-facing, ground-floor residence. This home offers the perfect balance of generous proportions and smart design, boasting a substantial combination of indoor and outdoor living spaces that cater to a modern lifestyle. With its expansive 44sqm rear terrace, ideal for entertaining, and a front grassy area that enhances the overall quality of life, this property provides an unparalleled living experience. The open-plan layout is highly functional and rarely found in apartment living, making it perfect for those who value both space and convenience. Located just moments from the vibrant Kingston and Griffith boutique, café, and restaurant scenes, this residence is perfectly positioned to enjoy the best of what the area has to offer. The north-facing aspect ensures the home is flooded with natural light, creating a bright and welcoming atmosphere throughout. This superb property not only offers luxurious living spaces but also includes practical features such as secure underground parking, a storage cage, and modern climate control options. It is an ideal choice for downsizers looking for a single-level, easy-to-maintain home without compromising on style or comfort.\* Single level, ground floor, sprawling over 94sqm of internal living\* North-facing and incredibly light and bright\* Expansive outdoor terrace and entertainment space of 44sqm\* Two secure underground tandem car spaces with a lock-up storage cage\* Two spacious bedrooms, including an en-suite and walk-in robe in the master\* Ceiling fans, electric wall heaters, and reverse cycle air-conditioning \* Prime location moments from Kingston and Griffith's boutique, café, and restaurant scenes\* Front grassy area that enhances the quality of life\* Contemporary art deco design within the 'Broadway' apartment block\* NBN® Fibre to the Node (FTTN) is available at this propertyBody Corporate: \$1,939pq (approx.)Rates: \$647pq (approx.)Land Tax: \$864pq (approx.)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.