

4/9 Light Street, Griffith, ACT, 2603

LUTON

Apartment For Sale

Friday, 9 August 2024

4/9 Light Street, Griffith, ACT, 2603

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Justine Burke

Ground Floor, Executive Apartment with Generous Indoor and Outdoor Living

Positioned on the ground floor of the coveted Illume development with a tranquil outlook over greenspace, and only moments from everything the Manuka precinct has to offer, this as-new two bedroom 98m² (approx.) apartment is a truly welcome offering.

With a lifestyle to be desired, this apartment offers a wonderful indoor/outdoor flow with open concept living areas seamlessly connecting to the expansive 66m² (approx.) courtyard which is partially covered and has attractive and easy-care plantings.

The kitchen is stylish in design and amenity and features a catalogue of Miele appliances, including an integrated fridge/freezer. The bathrooms are finished to the same high standard as the kitchen, and the separate laundry includes a Meile washer and dryer.

Ducted reverse cycle heating and cooling, wool carpet and automatic blinds complete this stunning home and leave nothing for the new owner to do but simply move in and enjoy the incredible lifestyle on offer.

Two basement car spaces allow for two residents to park their cars, however the temptation to leave the car at home and walk will be strong, with everything at your doorstep including local parks, an array of popular restaurants and bars, and amenities such as grocery stores, speciality stores and medical facilities.

Do not miss your chance to inspect this turn key home.

Features:

- Fantastic location opposite greenspace
- All amenities within easy walking distance
- Boutique complex of only 62 apartments
- No gym, pool or commercial premises
- Completed in 2023
- Designed by award winning Cox Architecture and developed by BISA property
- Ground floor apartment
- Huge courtyard, paved and partially covered
- Open-plan, versatile living areas
- Impressive kitchen with Miele appliances, an integrated fridge, built-in microwave, and large pantry
- Oversized main bedroom with walk through robe and built in robe to second bedroom
- Ensuite to main bedroom with underfloor heating, dual vanity, heated towel rails and a bathtub
- Ducted reverse cycle system
- Wool carpet
- Automatic blinds
- Secure access to basement car park with two side by side spaces
- Enclosed storage cage
- Rental appraisal of \$750 to \$800 per week

EER: 6

Living Size: 97m² plus 65m² courtyard (approx.)

Rates: \$2,212 p.a (approx.)

Body Corporate Fees: \$4,380 p.a (approx.)