

46/17 Oxley Street, Griffith, ACT, 2603

Apartment For Sale

Thursday, 17 October 2024



46/17 Oxley Street, Griffith, ACT, 2603

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment

North facing, spacious apartment in the heart of the Inner South

Positioned on a leafy street in the centre of Canberra, this stylish, sun-drenched two-bedroom apartment offers all the benefits and amenities of living in the Inner South.

Entering the home you will appreciate the generous lounge room and the large balcony overlooking the peaceful central courtyard garden. A key feature of this apartment is the multiple living spaces, carefully laid out to ensure separation and privacy. Accommodation consists of two generous bedrooms, both fitted with mirrored built-in wardrobes and with peaceful, leafy outlooks. The generously sized main bedroom also includes an ensuite with spa bath. The main bathroom includes a European laundry which adds to the convenience of the apartment.

The large kitchen offers a functional U-shape design that allows for maximum bench space while also featuring plenty of overhead storage. It features a new Bosch dishwasher and quality appliances. Running directly off the kitchen is the versatile dining room or second living space. North-facing, the room is flooded in natural light and overlooks the beautiful greenery of the Inner South streets. The front balcony offers plenty of space and room to house an outdoor dining set or coffee table.

The prime location in Old Kingston adds to the ease and convenience of Inner South living. The apartment is a short stroll to the shops, including cafes, restaurants, grocery stores, Kingston Foreshore, and the Bus Depot Markets. There is also a number of gyms and yoga studios nearby.

The property is near a number of business precincts, including the Parliamentary Triangle. For those with schooling in mind, the apartment is within the public school zones of Forrest Primary, Telopea Park School and Narrabundah College.

Features:

- Multiple spacious living areas
- Segregated bedrooms
- Leafy and private outlook from both sides of the apartment
- Complex pool
- Single basement car space
- European laundry
- Reverse cycle air conditioning units in both living and dining rooms
- Both bedrooms with mirrored built in robes
- New Bosch dishwasher
- Proximity to Eyre St Market and Green Square
- Walkable nearby agencies in the Parliamentary Triangle
- Close to Manuka shops

Figures:

Rates \$641pq (approx)

Body Corp: \$1,721pq (approx)

Internal size: 83m²

Balcony size: 12m² + 14m² = 26m² total

Energy rating: 6 star