

52/18 Leichhardt Street, Griffith, ACT 2603

Francis

Apartment For Sale

Friday, 5 April 2024

52/18 Leichhardt Street, Griffith, ACT 2603

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 112 m2

Type: Apartment



Jeremy Francis
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Inviting offers over \$900,000

This beautiful apartment in Kingston Terrace offers a young family the enviable lifestyle on offer in the Inner South with resort style amenities at a price representing fantastic value. The apartment has been repainted, brand new carpet, updated light fittings as well as new window treatments - all that's missing is you! Kingston Terrace features a tennis court, swimming pool, spa bath and 2 recreational barbeque areas, a car wash area as well as a play area for small children set amongst established trees providing shade. Over time upgrades to the building include restricting access to the car park, intercoms on entry foyers, recarpeting common areas and inclusion of CCTV security monitoring. The location is outstanding with some of Canberra's best public and private schools within walking distance or a short commute. The gears of Australia's government turn in the departments situated in Parliamentary Triangle under 5 minutes away by car. Or, be spoilt for lifestyle options after hours and on weekends with some of Canberra's best fashion boutiques, popular restaurants, cafes, bars and home goods stores located nearby at Manuka, old Kingston shops, the Kingston Foreshore and the Griffith shops.

General features:

- Sunny North West aspect
- Courtyard with access to pool deck
- 112m² living
- 28m² private courtyard
- Wall mount RCAC to living
- Blockout curtains to living
- New carpet living areas and bedrooms
- Large bedrooms
- Built in wardrobes
- Fly screens to all opening doors / windows

Kitchen features:

- Large U Shape with abundance of bench space
- Esatto 4 zone electric cooktop
- Esatto Stainless steel oven
- Omega Stainless steel dishwasher
- Stainless steel 1.5 bowl sink with side drainer
- Plenty of cupboards and drawers

Bathroom | Ensuite

- Separate toilet (to bathroom)
- Full height wall tiling
- Feature lighting over mirror
- Separate bath and shower (bathroom)
- Heat lamps
- External window

Laundry:

- Barn style hinged sliding door
- Large Stainless steel sink
- Room for washer, dryer and shelving

Outgoings: Body Corporate \$8,483.40 (annual, 2024) Rates \$3,734.37 (annual, 2023) Land Tax \$4,720.29 (annual, 2023, only if rented) Water and Sewerage ~\$178 / quarter (2023)