

**7/76 Leichhardt Street, Griffith, ACT 2603**

**Francis**

**Apartment For Sale**

Thursday, 11 July 2024

7/76 Leichhardt Street, Griffith, ACT 2603

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 62 m2**

**Type: Apartment**



Jeremy Francis  
0261476000

## **\$555,000 First home buyer special!**

Beautifully positioned with an Easterly aspect inviting the morning sun you will enjoy each start to the day looking out on your lovely private courtyard garden. With a deep bodied design you will enjoy welly proportioned meals and living areas as well as allowing spacious furnishing options perfect for living in comfort or entertaining, the second room allows for guests to stay, a lavish home office setup or a fantastic room for small kids. The location is outstanding with some of Canberra's best public and private schools withing walking distance or a short commute. The gears of Australias 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. The building features a restricted access basement with CCTV cameras for added security while this apartment is titled with 1 car space, a metal enclosed storage unit, a very cool entry foyer as well as a peaceful residents garden with seating areas. Abundant visitor parking is available on the street. General features: • 62.4m<sup>2</sup> internal living (approx) • 44.6m<sup>2</sup> courtyard • High ceilings • Privacy curtains throughout • Blockout curtains throughout • Security flyscreens to all doors / windows • LED Downlights • RCAC to living and bedroom • Bedroom with access to courtyard • Second bedroom with opaque glass sliding door Kitchen features: • 20mm Caesarstone marbled benchtops • SMEG stainless steel oven • SMEG 4 zone ceramic cooktop • Retractable rangehood • SMEG dishwasher • Double bowl undermount sink • Deep pantry Bathroom features: • Custom bathtub (approved). • Full height bathroom tiling • Wall mount vanity with cupboards • Heat lamp TASTICS • Externally ducted exhaust fan Other features: • European style laundry in bathroom • Simpson 4kg front load dryer Rental potential: • \$560 to \$580 / week unfurnished Outgoings: Body Corporate \$1,027.34 / quarter Rates \$2,390.83 / year (2023) Land Tax \$3,025.20 / year (2023, only if rented) Water & Sewerage ~\$186 / quarter