

H2/2 Currie Crescent, Griffith, ACT 2603



Apartment For Sale

Thursday, 11 January 2024

H2/2 Currie Crescent, Griffith, ACT 2603

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 78 m2

Type: Apartment



Jake Battenally
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Auction 03/02/24

Embrace the modern lifestyle and convenience that this Griffith apartment affords, where every detail has been thoughtfully curated to enhance your daily living experience. The open-plan design creates a welcoming space flooded with natural light. The master bedroom is a great size with large built-in robes. The second bedroom also features a built-in robe, providing ample storage solutions. Pamper yourself in the luxurious bathroom, complete with a spa bath, and discover the added convenience of a European laundry discreetly tucked away. Enjoy the comfort of a split system unit, ensuring a climate-controlled environment all year round. Step outside onto not one, but two private balconies, offering the perfect spaces to unwind, entertain, or simply soak in the surroundings. With a single underground parking space, your vehicle is securely accommodated, providing ease and accessibility. For those with additional storage needs, a dedicated underground storeroom awaits, ensuring a clutter-free living space. The location itself is sure to impress. Nestled just beyond the shores of the lake and a short distance from the city centre, you will be immersed in a haven of convenience and amenities. Discover the vibrant Manuka Shops, an enticing local hub offering a plethora of options, including a grocery store, diverse dining establishments, charming cafes, lively bars, and the iconic Manuka Oval for prime sporting events - all just a stone's throw away. Alternatively, explore the tranquil charm of Griffith's own neighborhood shops, featuring the acclaimed Aubergine, Canberra's premier fine dining establishment, as well as an array of essential services and stores, from yoga studios to a popular wholefoods emporium.

PLEASE NOTE: This property will go to auction on Saturday, 3rd February 2024 as part of our Summer Showcase Event held at the Hyatt Hotel Canberra. The event will begin at 9am and a more indicative time for this particular auction will be provided closer to the date.

Features: Ground floor apartment Open-plan kitchen, living & dining Master bedroom with walk-in robe & ensuite 2nd bedroom with built-in robe Bathroom with spa bath and european laundry Split system unit installed 2 private balconies Single underground parking space Underground storeroom Great location

Stats: EER: 4.0 Living: 78sqm Front Balcony: 10sqm Rear Balcony: 6sqm Parking space: 17sqm Storeroom: 2sqm

Body Corporate: \$1,011 pq **Rates:** \$2,052 pa **Land Tax:** \$2,876 pa

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.