

**161/3 Light Street, Griffith, ACT 2603**

**totalpropertymanagement**

**Unit For Rent**

Saturday, 29 June 2024

161/3 Light Street, Griffith, ACT 2603

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Loren Blundell  
0418729721

**\$650 per week**

Nestled in the highly desirable Griffith area, this sleek 2-bedroom, 1-bathroom apartment epitomizes modern living. Its prime location offers unmatched convenience, with easy access to local amenities such as shops, cafes, restaurants, and parks. For commuters, public transport options and major roadways are just a short distance away. Residents of the building can also enjoy a range of communal facilities, including living areas, a BBQ area, a gym, and a games room.

**Features:** Ducted Reverse Cycle Air Conditioning, Balcony, Built-in Wardrobes, Dishwasher, Washer and Dryer, Microwave, Fully Equipped Gym, Intercom, Secure Parking, Views over the park.

**Additional Benefits:** Luxury Franke Appliances: Built-in dishwasher, 10-function oven, microwave, and electric cook-top. Casa Lusso Finishes. Large Outdoor Balcony. Solid Composite Stone Bench Top & Splashback. Ducted Reverse Cycle Air Conditioning with Separate Isolation Switch in the Bedroom. 1x Underground and Secure Parking Space. 1x Underground and Secure Storage Cage. Floor to Ceiling Double Glazed Windows. Eastern Aspect. Engineered Timber Flooring. Seamless Indoor-Outdoor Living with Balcony Entertainment Space. Master Bedroom with Built-in Wardrobe. Second Bedroom with Built-in Wardrobe.

**Building Amenities:** Fully Equipped Gym, Outdoor Entertainment Area, Outdoor BBQ Area, Outdoor Garden Area, Spacious Lobby with Two Access Lifts.

**Location & Lifestyle:** Manuka Oval: 350m walk. Manuka Shops: 110m. Manuka Pool: 600m. Kingston Foreshore: 1.5km walk or 4min drive. Telopea Park School: 850m. Canberra Grammar School: 1.5km walk or 4min drive. St Edmunds Catholic College: 1.1km. Manuka Shopping Precinct: 300m. Canberra Centre: 11 min drive. Fyshwick Fresh Food Markets: 5min drive.

Embrace the lifestyle of Manuka with an array of cafes, dining, and entertainment venues nearby. Enjoy the outdoor barbeque area or retreat to the tranquility of your spacious balcony. This apartment offers the perfect blend of luxury, convenience, and vibrant living. Don't miss out on this exceptional opportunity!

EER 6.5. Owner consent required for keeping of pets (and body corporate approval where applicable). The property has a valid exemption and is not required to comply with the minimum ceiling insulation standard.

**BOOK AN INSPECTION**

1. Click on "BOOK INSPECTION" located under Open Times
2. Register to join an existing inspection
3. If there is no time available or if the time does not suit, please register and we will contact you once further access can be arranged
4. Please note that if you do not register, we cannot notify you of any time changes, cancellations or further inspection times

**APPLICATIONS** To apply click on the 'APPLY ONLINE' button and complete the application.

**BOND AND RENT** Bond is equivalent to 4 weeks rent. Please note Total Property Management does not accept any cash payments.

**Disclaimer:** Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, Total Property Management does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.