

402/107 Canberra Avenue, Griffith, ACT, 2603



Unit For Sale

Thursday, 15 August 2024

402/107 Canberra Avenue, Griffith, ACT, 2603

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



Louise Harget

Over 100sqm Living Space

Renowned for being one of the most generous apartment blocks in the Inner South, apartment #402 is sure to impress. It boasts a vast square footage and a stunning northern aspect with ideal Canberra views.

Featuring an open-air but covered entry, the apartment enjoys a lovely cross-flow of air throughout. The neutral colour palette is complemented by sublime hybrid laminate flooring in the expansive living spaces, modernized with stylish highlights. The granite kitchen island bench is a focal point where friends can gather, Bosch appliances, a dishwasher, a large fridge space, and bulkhead overhead lighting, making the space both functional and attractive.

The floorplan perfectly segregates the large master suite and en-suite from the queen-sized second bedroom. At the front, there's a fully tiled white bathroom with a European laundry. This layout allows for genuine privacy for guests or housemates. Both bedrooms also enjoy lovely views and abundant natural light.

Undercroft, gated basement parking is included, along with private lockable storage and shared bike storage. With 39 undercover gated visitor car parks servicing 56 apartments, there's always an available space.

The location is hard to top, with Manuka, Old Kingston, Parliamentary Triangle, and Kingston Foreshore all within 1.5km, easy airport access, and walking/cycling tracks by the lake.

- * Third floor position within 'Killara Apartments', facing Leichhardt Street
- * Master suite with en-suite
- * Large second bedroom with mirrored robes
- * Kitchen features excellent storage and Bosch appliances
- * Main bathroom features a bathtub and floor to ceiling tiling, integrated European laundry
- * Reverse cycle heating and cooling

EER: 6.0

Living Size: 109sqm plus 8sqm externally

Strata: \$2,265.43pq (approx.)

Rates: \$1,403pa (approx.)

Land Tax: \$1,620pa (approx.)

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