

**51/7 Light Street, Griffith, ACT, 2603**



**Unit For Sale**

Wednesday, 25 September 2024

51/7 Light Street, Griffith, ACT, 2603

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**

## Lifestyle, elevated.

### What you see:

Some of Canberra's best sunsets to be enjoyed from your private Northern balcony, followed by a short stroll to the best cafes in Manuka for breakfast and the morning coffee fix. Catching a game on the weekend with friends at Manuka oval, finished off with dinner and drinks at Public or Belluci's.

### What we see:

Close to the things that matter, with uninterrupted views.

### See more:

2 bedroom apartment within highly desired Renaissance

Open plan lounge and dining

Ultra modern kitchen with quality stainless steel appliances including dishwasher, integrated fridge and freezer + pantry space

Main bedroom with walk-in robe

Study area off main bedroom

Mirrored built-in robes to bedroom two

Bathrooms with Caesarstone stone benchtop and splashback, Premium Casa Lusso fixtures and an abundant storage in mirrored shaving cabinets and floating vanity

European laundry with dryer and storage

2.7M high ceilings

Floor-to-ceiling double glazed windows and sliding doors

LED lighting

North-west aspect

Premium window coverings

Bose integrated sound system in living area

Engineered timber flooring

Quality carpet

Ducted and zoned Daikin reverse cycle heating and cooling system

Security intercom

Large balcony with incredible views

Basement car accommodation

Storage unit in basement

Complex amenities include access to gymnasium, outdoor barbecue area, and lawns/gardens for recreation

Within 5 minutes' walk to Manuka

Within 10 minutes' walk to Old Kingston

Within 15 minutes' walk to Kingston Foreshore

Within 6 minutes' drive to Parliament House

Within 4 minutes' drive to Griffith shops

Within 10 minutes' drive to Canberra City Centre

Level 2

Living Size: 74m<sup>2</sup>

Balcony Size: 17m<sup>2</sup>

Total Size: 91m<sup>2</sup>

EER: 6.0

Strata: \$1,235 per quarter

Rates: \$605 per quarter

Land Tax: \$791 per quarter (only applicable if rented)

Disclaimer: The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.