

# D3/2 Currie Cres, Griffith, ACT, 2603



## Unit For Sale

Friday, 27 September 2024

D3/2 Currie Cres, Griffith, ACT, 2603

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Louise Harget

## Perfectly Positioned, Flawlessly Renovated

Embrace urban sophistication in this superbly presented first-floor apartment, situated within the exclusive 'The Summit' boutique complex. Recently and professionally renovated throughout, this residence exudes contemporary elegance, offering an immediate move-in opportunity.

Boasting a spacious layout, the apartment features a north-facing orientation that provides abundant natural light and a serene outlook set back from the street. The heart of the home is the high-end designer kitchen, meticulously crafted with ZUG Swiss appliances, a Miele integrated fridge, and luxurious Caesarstone benchtops-perfect for culinary enthusiasts and entertainers alike.

The open-plan living areas flow seamlessly onto a generous balcony, extending your living space outdoors with views towards Telopea Park, ideal for relaxing and alfresco dining. Both bedrooms are generously sized and include spacious wardrobes, with the master bedroom complemented by a beautifully renovated ensuite bathroom.

Recent upgrades include stainmaster carpets throughout, enhancing comfort and style, along with reverse cycle split-system air conditioning for year-round comfort. Secure double car accommodation in the basement, complete with lockable storage, offers convenience and peace of mind.

Located adjacent to Manuka Pool and Telopea Park, and just a short walk from the vibrant precincts of Manuka and Kingston, this property presents a rare opportunity for those seeking a sophisticated urban lifestyle with convenience at its core.

Don't miss your chance to own this meticulously renovated apartment in one of Canberra's most desirable location, perfect for discerning buyers looking to enjoy luxury living in the heart of the city.

- \* Large first-floor North-facing apartment
- \* 128sqm internal living + 30sqm & 6sqm balconies
- \* ZUG Swiss appliances, Miele integrated fridge, Caesarstone benchtops
- \* Two bedrooms, both with spacious wardrobes and the master with a renovated ensuite
- \* Full-length covered balcony ideal for outdoor entertaining
- \* Reverse cycle split system air-conditioning
- \* Two-car accommodation in a secure basement with lockable storage
- \* Adjacent Manuka Pool, Telopea Park and a short walk to Manuka and Kingston

EER: 4.5

Living Size: 128sqm internally +36sqm externally (approx.)

Rates: \$3,141pa (approx.)

Land Tax: \$4,258pa (approx.)

Strata Rates: \$1,688pq (approx.)

Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.