

**19/7 Light Street, Griffith, ACT, 2603**

LUTON

**Apartment For Sale**

Tuesday, 10 December 2024

19/7 Light Street, Griffith, ACT, 2603

**Bedrooms: 2**

**Bathrooms: 2**

**Type: Apartment**



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## Light-filled Apartment with Northerly Aspect in a Lifestyle Location

The apartment's stunning layout is infused with natural light and embraces an open plan living, dining and kitchen that's quality detailed and extends onto a covered balcony for year-round enjoyment. Segregated on either side of living domain are the two robed bedrooms, including the master bedroom with walk-in-robe and ensuite, further complemented by a spectacular second bathroom that flaunts high-end style with floor to ceiling tiles, timber cabinetry and feature lighting. The apartment comes complete with secure entry, basement parking for two cars plus storage, and access to a sundeck and gardens with BBQ facilities and gym all just a short stroll to Manuka and the delights of Kingston and Griffith Shops. Features: Currently tenanted at \$2954.76 per month on a month to month lease Available vacant with 60 days notice Located on Level 1 of Renaissance Complex offers a gym and outdoor gardens, deck and BBQ area Windows on two sides of the apartment LED Lights Double glazed windows Entrance hall featuring a large amount of storage and European laundry with washer/dryer Bedrooms segregated on either side of the living room Main bedroom with sliding door access to balcony, walk-in-robe and ensuite with floor to ceiling tiles Second bedroom with built-in-robe Main bathroom with floor to ceiling tiles Open plan meals and living room opening through sliding doors to the balcony Kitchen with stone benchtops, breakfast bar, soft close cabinetry, electric cooking and dishwasher Feature lighting and feature timber accents throughout Ducted reverse cycle heating and cooling Two side by side car spaces and storage cage on B1 Waste room on ground floor On Manuka's doorstep, walk to Kingston & Griffith Shops Walk to Manuka Oval, Telopea Park and Lake Burley Griffin Body Corporate: \$1,250 P/Q approx (including sinking fund) Land Rates: \$615 P/Q approx EER: 6 Living area: 88m<sup>2</sup> approx Balcony: 12m<sup>2</sup> approx Disclaimer: Whilst all care and quality has been taken to ensure accuracy in the marketing material no warranty can be given.\*This Property has been Virtually Styled\*Floorplan measurements may not be to scale and should not be relied upon.