

**22/111 Canberra Ave, Griffith, ACT, 2603**



**Apartment For Sale**

Wednesday, 4 December 2024

22/111 Canberra Ave, Griffith, ACT, 2603

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**

## Light and bright apartment in a great location

AXIOM is a boutique high-end development of just 51 apartments comprised exclusively of two and three bedroom properties.

Within this contemporary and secure complex is the dream home for those seeking a spacious and elegant apartment in the heart of Canberra. Within walking distance to all the boutiques, cafes and restaurants that Kingston, Kingston Foreshore and Manuka have to offer, as well as Lake Burley Griffin and the Bus Depot and Fyshwick markets, this three bedroom home offers an enviable lifestyle in Canberra's sought after Inner South.

The gourmet kitchen is the hub and heart of this apartment. It will delight the budding chef with AEG appliances, including dishwasher, induction cooktop and oven, stone bench top and an abundance of cupboard space. All bedrooms are of generous size and include built-in robes. The master bedroom features an ensuite with a separate bath and shower - which is so very rare in apartment living. The third bedroom even has the advantage of access direct to the alfresco living area.

Car accommodation includes two secure underground parking spaces near the lift. A separate storage cage provides extra storage space.

Features Include:

- \* Constructed in 2017
- \* Open plan living with feature timber wall
- \* Second living area of alfresco balcony
- \* High ceilings
- \* Engineered timber flooring to meals/living area
- \* Chef's kitchen with feature heringbone backsplash
- \* 20mm stone kitchen bench tops
- \* Polyurethane kitchen joinery
- \* AEG German-made cooktop, oven and dishwasher
- \* Ducted rangehood
- \* King-sized master bedroom with balcony access
- \* Mirrored sliding wardrobes
- \* Ensuite with separate bath and shower
- \* Queen sized bedrooms 2 and 3 with built-in mirrored robes
- \* Bedroom 3 has alfresco balcony access
- \* Full height bathroom and ensuite wall tiling
- \* Mirrored shaving cabinets in bathroom and ensuite
- \* European laundry
- \* Grohe German-made tapware
- \* Reverse cycle air conditioning / heating system
- \* Commercial grade glazed windows
- \* Generous storage space
- \* Courtyard and BBQ area for residents
- \* Security intercom access
- \* Secure parking for two cars
- \* Lift access to Floor 4
- \* Enviably lifestyle in Canberra's sought after Inner South
- Walking distance to shopping and transport

Living 101 m2

Alfresco 29m2

EER 5

Rates: \$551 pq

WS&S: \$187 pq

Body Corporate: \$1902pq

Rent Appraisal: \$700pw

Land Tax (only payable if rented) \$663.25 po

Note: All figures and measurements are approximate.