

49/5 Hely Street, Griffith, ACT, 2603

LUTON

Apartment For Sale

Wednesday, 18 December 2024

49/5 Hely Street, Griffith, ACT, 2603

Bedrooms: 2

Bathrooms: 2

Type: Apartment



Sophie Luton
0261763425



Richard Luton
0261763425

Level 5 apartment capturing a sensational northerly aspect and views

Located in the 'Archer' complex, this sophisticated residence blends modern design, high-end finishes, and abundant natural light to create a private retreat just moments from Fyshwick Markets, Manuka, Griffith Shops and the Kingston waterfront. With 74m² approx of internal living space, including a balcony, this apartment offers a perfect combination of space, convenience, and lifestyle. Step out the door to public transport, Fyshwick Markets and Manuka, Kingston and Griffith Precincts offering cafes, restaurants, shops and supermarkets all within walking distance. Features: Currently tenanted at \$700 per week (lease 1 until March 2025 & lease 2 until September 2025) Level 5 Amazing aspect and outlook Light-filled living The Archer Complex designed by award winning Stewart Architecture Open plan living room and main bedroom both with sliding doors opening to covered balcony Sleek kitchen with stone benchtops, pantry and AEG stainless steel appliances Main bedroom with a large built-in-robe and double sliding door access to balcony Ensuite with floor to ceiling tiles Bedroom two with built-in-robe Main bathroom with floor to ceiling tiles Double glazed windows Ducted reverse cycle heating and cooling LED lights Separate laundry with dryer Two car spaces and storage on B2 Excellent Inner South location EER: 6 Land Rates: \$488 P/Q approx Body Corporate: \$4,984.20 P/A approx Balcony: 14m² approx Disclaimer: Whilst all care and quality has been taken to ensure accuracy in the marketing material no warranty can be given. Floorplan measurements may not be to scale and should not be relied upon.