

8/2 Cunningham St, Griffith, ACT, 2603

Apartment For Sale

Thursday, 5 December 2024

8/2 Cunningham St, Griffith, ACT, 2603

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment

Top-Floor Charm in Griffith's Exclusive 'Broadway' Building

Discover the perfect blend of comfort, style, and convenience with this top-floor, two-bedroom apartment in the prestigious boutique art deco 'Broadway' building. Thoughtfully designed, this home offers a bright, airy, and tranquil atmosphere that is a rare find in Canberra's competitive market.

From the moment you step inside, the apartment's unique design and generous proportions set it apart. The open-plan layout integrates indoor and outdoor living, with two balconies providing versatile spaces to relax or entertain. The elevated position ensures privacy and captures leafy views and natural light throughout.

The heart of this home is the kitchen, an entertainer's dream with stainless steel appliances, a stone benchtop, and seamless flow into the dining and living areas. The main bedroom is a luxurious retreat, featuring corner windows that invite sunlight, a walk-through wardrobe, and a sleek ensuite with floor-to-ceiling tiles. The second bedroom is equally well-appointed with a built-in robe and large mirrored doors.

This boutique complex of just 20 apartments ensures a quiet and secure living environment. Positioned on the top floor, the apartment benefits from an elevated outlook and enhanced privacy.

Practicality meets luxury with a European laundry, two secure underground car spaces, and a lockable storage cage. Located moments from Canberra's CBD, you'll enjoy proximity to a vibrant mix of shops, cafes, and public transport options, making this apartment an ideal central feature of your new lifestyle.

Experience a home that combines prestige, functionality, and location the perfect place to call your own.

Summary of Features:

- Top-floor apartment in the boutique 'Broadway' building
- Two bedrooms, including a main bedroom with walk-through wardrobe and ensuite
- Open-plan living with seamless indoor-outdoor integration
- Two balconies with leafy views and abundant natural light
- Modern kitchen with quality Smeg appliances and stone benchtops
- Second bedroom with built-in mirrored robe
- Stylish bathrooms with floor-to-ceiling tiles
- European laundry for convenience
- Two secure underground car spaces plus lockable storage cage
- Quiet complex of just 20 apartments
- Central location near Canberra's CBD, shops, cafes, and public transport

Essentials (approx.):

- EER: 6.0
- Living size: 99m²
- Balcony size (total): 9m²
- Rates: \$2,848 (p.a.)
- Land tax (investors only): \$4,084 (p.a.)
- Strata levies: \$1,750 (p.q)
- Rental estimate: \$640-\$670 (p.w.)
- Number of units: 20
- Year built: 2007