







319/2 Grose Street, Deakin

Generous Inner South Living in the Prestigious Ambassador Complex

Positioned within the prestigious Ambassador complex, this generously scaled two-bedroom apartment delivers a rare combination of space, functionality and refined Inner South living.

Designed to maximise both comfort and flow, the expansive open-plan living and dining area is filled with natural light and connects seamlessly to a large north-facing wrap-around balcony with mountain views, offering multiple zones to relax, entertain and enjoy the peaceful leafy surrounds. Floor-to-ceiling windows further enhance the sense of space and light throughout.

Beautifully presented and clearly well cared for, the home enjoys a private outlook that enhances its sense of tranquillity and everyday liveability, complemented by near new premium carpet throughout.

The intelligently designed floorplan ensures excellent separation between the bedrooms. The primary suite is privately positioned and features its own ensuite, while the second bedroom sits adjacent to the main bathroom, ideal for guests or shared living. Both bedrooms

2 2 1

FOR SALE
$999,000 - $1,150,000

VIEW
Fri 13th Nov @ 1:15PM - 1:45PM

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Interested parties must rely solely on their own enquiries.

include built-in wardrobes, complemented by extensive linen and storage cupboards throughout the apartment.

Adding to the home's practicality is a full internal separate laundry, a separate toilet and well-considered storage solutions, features rarely found in apartment living and highly sought after by downsizers and professionals alike.

The well-appointed kitchen is fitted with stone benchtops, dishwasher, electric oven and cooktop as well as generous bench space and ample storage, anchoring the living area and ensuring effortless everyday living and entertaining.

Additional features include a secure basement parking with storage, window furnishings, ducted heating / cooling, intercom, lift access and onsite building management.

The Ambassador is widely recognised for its strong owner-occupier presence, landscaped grounds and premium facilities, including resident lounge spaces, kitchen and dining areas, and beautifully maintained common gardens. The complex offers a high level of security and discretion, contributing to its enduring appeal among buyers seeking a premium, low-maintenance lifestyle.

The Location

Ideally positioned in one of Canberra's most desirable Inner South suburbs and complexes. Moments from Deakin shops, Yarralumla village, Manuka and the Parliamentary Triangle, surrounded by quality schools, dining and green spaces, this address offers both lifestyle appeal and long-term value.
A rare offering combining scale, privacy and practicality-this is apartment living without compromise.

- Spacious two-bedroom apartment within the tightly held Ambassador complex
- 3rd Floor with uninterrupted views across to the mountains
- Kitchen with stone benchtops, dishwasher, electric oven, cooktop and ample storage
- Expansive open plan living and dining filled with natural light
- Private large wrap-around north facing balcony
- Floor to ceiling windows and window furnishings throughout
- Full internal separate laundry for added convenience
- Separate toilet, enhancing functionality for guests and daily living
- Primary bedroom with private ensuite
- Built in wardrobes
- Extensive linen/storage closets
- Ducted heating / cooling
- Downlights
- Near new premium carpet throughout
- Thoughtful floorplan with excellent bedroom separation
- Secure basement parking space and storage
- Secure, low-maintenance lifestyle in a premium Inner South location
- Intercom entry, lift access and secure building environment
- Resident facilities including lounge, kitchen, dining and landscaped common grounds
- site building management and strong owner-occupier presence

Key Figures: (approximations)
EER: 6
Rates: $603pq
Land Tax (for investors): $741.57pq
Strata: $2,509.39pq admin + sinking fund
Internal Living: 114sqm

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Outdoor Living: 20sqm
Year Built: 2011

Disclaimer:
While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.











MORE DETAILS

Property ID	1UXGFMF
Property Type	Unit
EER	6
Including	Ducted Cooling
	Evaporative Cooling
	Intercom
	Balcony
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Liveability

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LJ Hooker
Manuka



The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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