



## Griffith, 30/8 Giles Street

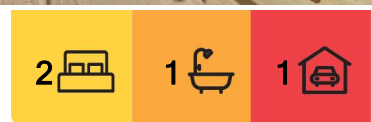
Stylish Design with an Abundance of Natural Light

Auction Location: On Site

Cleverly and stylishly designed with superb finishes and an abundance of natural light, 30/8 Giles Street located in the highly sought after 'Kingston Mews' complex is one you don't want to look past.

The generous floorplan places the large open plan living area on the north side of the apartment, with stunning oak floors that flow directly out onto the sunlit balcony perfect for all year round entertaining.

The modern designer kitchen features stainless steel benches, New York style subway tiles, electric appliances and an abundance of storage. Flowing on from the kitchen you will find a full-sized internal laundry with its own sink and extra storage.



**For Sale**

Auction: Saturday 31st August, On Site at 10:00am

**View**

[ljhooker.com.au/1TJWFMF](http://ljhooker.com.au/1TJWFMF)

**Contact**

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EER ★★★★★

**LJ Hooker Manuka**  
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On the east side of the apartment, you will find two oversized bedrooms, both with built-in wardrobes. Serviced by a contemporary bathroom with a full bath and shower and underfloor heating.

Additionally, the apartment includes reverse-cycle air conditioning and an undercover car space. The property also features outside awnings perfect for those summer days to help block out the sun and sky lights throughout for natural light throughout the whole property.

This is highly sought after location, within walking distance to both Kingston and Manuka shops, with public transport, cafes and restaurants at your doorstep. This property is ready to move into and is waiting for its next owner!

**Features:**

- \*Stylish and modern top floor two-bedroom apartment
- \*Abundance of natural light with the addition of skylights for light throughout the whole property
- \*Spacious open-plan living area with beautiful oak floating floors
- \*Galley style kitchen with stainless steel bench tops, New York style subway tiles and European appliances
- \*Two oversized bedrooms both with built-in robes
- \*Contemporary bathroom with full bath and shower and underfloor heating
- \*Separate full sized internal laundry
- \*Large, sunny balcony perfect for all year round entertaining
- \*Outside awnings —perfect for those summer days to help block out the sun
- \*Single undercover car accommodation
- \*Small well-built complex

**Disclaimer:** All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own inquiries and satisfy themselves in all respects.

**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.



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## More About this Property

<b>Property ID</b>	1TJWFMF
<b>Property Type</b>	Apartment
<b>House Size</b>	90 m <sup>2</sup>
<b>EER</b>	3.5
<b>Including</b>	Balcony Dishwasher Floorboards Built-in-Robes Liveability

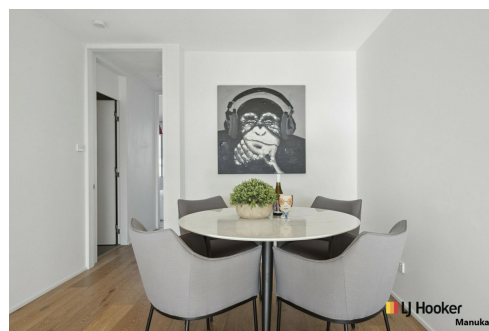
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Manuka

Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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