



1/9 Light Street, Griffith

## Effortless Living in the Heart of Griffith

Positioned in one of Canberra's most tightly held inner-south suburbs, this well-appointed apartment offers a comfortable, low-maintenance lifestyle with direct street access, just moments from the very best of Griffith, Manuka and Kingston.

Designed for both everyday living and long-term appeal, the residence features a generous bedroom with built-in wardrobe, a modern bathroom, and a well-equipped kitchen ideal for home cooking or entertaining. The light-filled living area provides a welcoming space to relax, complemented by quality appliances and thoughtful finishes throughout.

Residents enjoy access to shared BBQ facilities and landscaped common gardens, perfect for entertaining guests or unwinding outdoors. Secure basement parking with an allocated space adds everyday convenience, while additional free street parking is readily available.

Whether you're an owner-occupier seeking an inner-south base or an investor looking for a proven, high-demand location, this property presents an outstanding opportunity close to cafés, restaurants,

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### FOR SALE

\$649,000+

### VIEW

Sat 31st Jan @ 11:00AM - 11:30AM

### AGENTS

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### AGENCY

LJ Hooker Manuka  
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parks, and Lake Burley Griffin.

#### Features:

- Just moments from the very best of Griffith, Manuka and Kingston
- Designed by award-winning Cox Architecture
- Massive 45sqm outdoor terrace
- Spacious bedroom with built-in robe
- Modern bathroom with quality finishes
- Open-plan living and dining area
- Internal laundry with washer and dryer
- Secure basement parking (1 allocated space)
- Landscaped common courtyard and communal BBQ area

#### Location:

- Manuka Shops & Dining: 2 min walk
- Kingston Shops: 2 min drive
- Kingston Foreshore: 15 min walk
- Lake Burley Griffin: 10 min drive
- Fyshwick Fresh Food Markets: 5 min drive
- Parliament House: 6 min drive
- City: 14 min drive

#### Key Figures:

EER: 6

Rates: \$548pq (approx.)

Land Tax (for investors): \$658pq (approx.)

Strata: \$855pq (approx.)

Internal Living: 66sqm (approx.)

Outdoor Living: 45sqm (approx.)

Year Built: 2023

#### 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	1UG0FMF
Property Type	Apartment
House Size	66 m2
EER	6

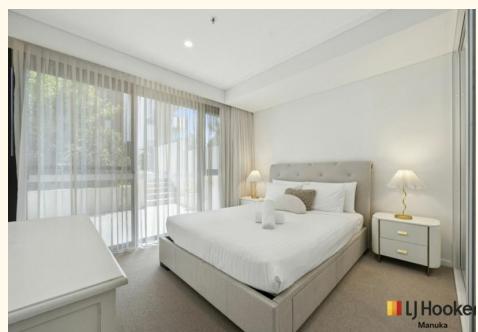
**Samuel Thompson 0412 300 774**

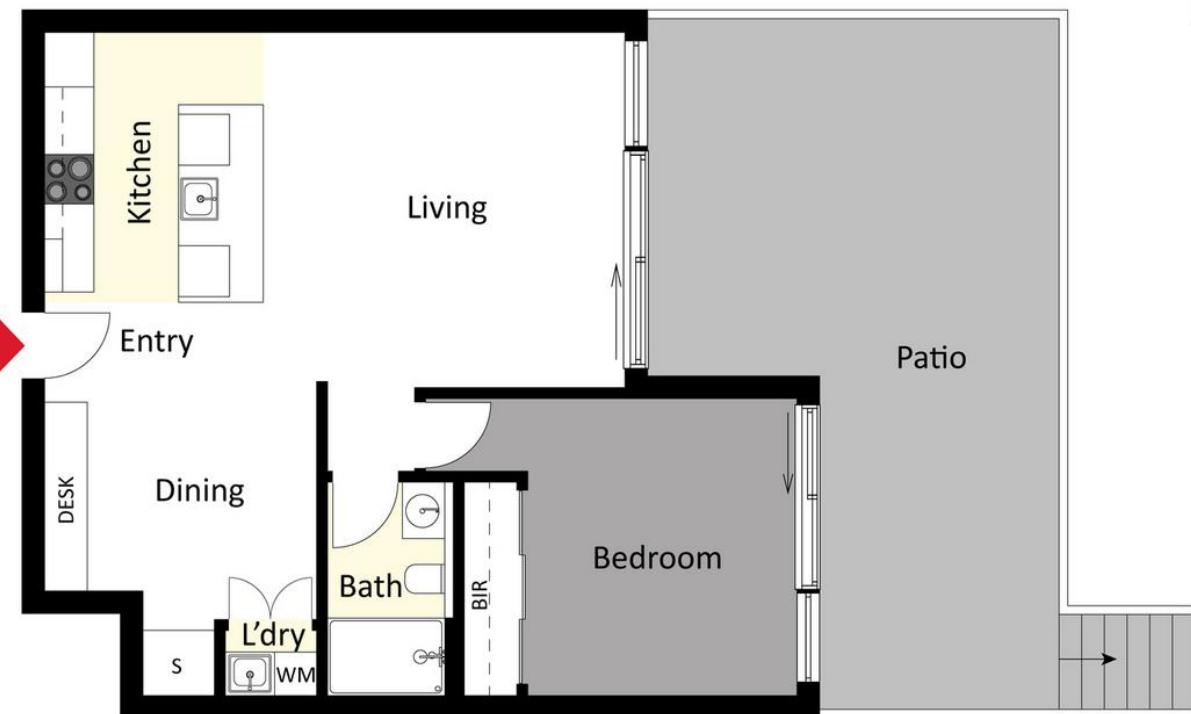
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.