



1/9 Light Street, Griffith

Effortless Living in the Heart of Griffith

Positioned on the doorstep of Manuka and only a few minutes' walk to the Manuka shops, this expansive inner-south apartment delivers an exceptional lifestyle opportunity in one of Canberra's most tightly held precincts.

Offering a generous 113m² of total living, including a massive 45m² outdoor terrace, the home combines space, comfort and low-maintenance convenience in a location that places you moments from Manuka, Kingston and the very best of Griffith.

Designed by award-winning Cox Architecture, the residence features a spacious bedroom with a built-in robe, a modern bathroom with quality finishes, and a well-appointed kitchen ideal for everyday living or entertaining. The light-filled open-plan living and dining area flows seamlessly to the oversized terrace, creating a rare indoor-outdoor offering perfect for hosting guests or simply unwinding in privacy.

Residents enjoy access to landscaped common gardens and shared BBQ facilities, while secure basement parking with an allocated space ensures everyday ease. Additional free street parking is readily available.

1  1  1 

FOR SALE
\$630,000+

VIEW
By Appointment

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Whether you're an owner-occupier seeking a premium inner-south base just steps from Manuka Village, or an investor targeting a blue-chip, high-demand location, this property presents a compelling opportunity in an unrivalled setting close to cafés, restaurants, parks and Lake Burley Griffin.

Features:

- " 113m² of total living, including 45m² terrace
- Only minutes' walk to Manuka shops
- " Designed by award-winning Cox Architecture
- " Massive 45m² outdoor terrace
- Spacious bedroom with built-in robe
- Modern bathroom with quality finishes
- Open-plan living and dining area
- Well-equipped kitchen with quality appliances
- 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

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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.