



## Griffith, 14/55 Stuart Street

### Boutique Living in the Heart of Griffith

Nestled next to the convenient Griffith Shops, the boutique "Asprey" complex is perfectly situated for those seeking a blend of tranquillity and urban convenience. The Griffith shops offer an abundance of amenities with a Shop-rite, post office, specialty shops, cafes and more.

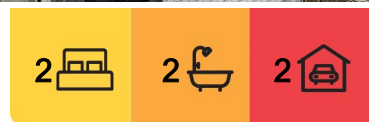
This stunning 2-bedroom, 2-bathroom, 2-car space apartment featuring Art deco inspired design is ideal for first-home buyers, singles, downsizers, and investors looking for well-located Inner South property.

The distinctive design of this apartment offers leafy park and street views with plenty of natural light, complemented by contemporary architectural elements. Located in the sought after suburb of Griffith, this apartment provides easy access to all the essentials and more.

A few reasons our vendor has loved this property.



**Disclaimer:** 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.



**For Sale**  
\$650,000

**View**  
[ljhooker.com.au/1HKSYF92](http://ljhooker.com.au/1HKSYF92)

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**EER** ★★★★★★

**LJ Hooker Dickson**  
(02) 6257 2111

- The close community feel of the Asprey complex.
- The unit's aspect, affording light filled living and a free flow design.
- The abundance of storage options within the unit.
- The proximity to all modes of public transport; including bus services, international airport and regional trains.
- Commercial amenities found at the Griffith Shops.
- Amenities of the natural environment including, the Narrabundah wetlands, Lake Burley Griffin, Red Hill, community parks and ovals.

#### Property Features:

- Walk-Through Robe: Master bedroom with a convenient walk-through robe leading to the ensuite.
- Ensuite: Enjoy the privacy and comfort of your own ensuite.
- Study nook.
- European laundry.
- Ample Storage throughout.
- Air-conditioning in main living area plus wall mounted Nobo electric heater.
- Balcony: Private and ideal for relaxing and enjoying the views.
- Secure Basement Parking: Safe and convenient parking for 2 vehicles, plus storage shed.
- Intercom Entry providing enhanced security and easy access for guests.

#### Adjacent Culinary Hotspots

- Rubicon: Fine-dining stalwart anchoring the main thoroughfare.
- Griffith Thai: Renowned for its authentic and flavourful Thai cuisine.
- Gryphons: A family-friendly pub open 6 days offering breakfast, lunch, coffees and dinner. Perfect for relaxing or unwinding with an after-work drink.

#### Adjacent Gourmet Groceries:

- Griffith Butcher: A favourite haunt for the city's carnivores.
- Organic Energy: Popular among the vego/vegan crowd for fresh fruits and vegetables.
- Mountain Creek Wholefoods: Offering a variety of nutritional boosts and whole foods.

#### Unbeatable Location:

- Public Transport to Woden and Civic less than a minutes' walk away.
- Manuka Oval: Enjoy local sports and events just minutes away.
- Parliament House: Proximity to the heart of Australia's political scene.
- Revered National Cultural Institutions: Explore world-class art galleries, museums and much more.
- The Kingston Foreshore: Great cafés and even better views just minutes away.
- Fyshwick Fresh food markets: Discover unique finds and local produce every Thurs - Sun. The freshest fruit and vegetables, vibrant café scene, delicatessens, butchers, fresh fish shops, speciality foods, giftware and quality wines.

This property is a gem in the vibrant suburb of Griffith, offering modern living with convenience at your fingertips. Don't miss the opportunity to make this beautiful apartment your new home. Contact us today to schedule a viewing at 14/55 Stuart Street, Griffith ACT, Australia.



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## More About this Property

|               |           |
|---------------|-----------|
| Property ID   | 1HKKSYF92 |
| Property Type | Apartment |
| EER           | 6         |

**Andrew Browne 0403 169 259**

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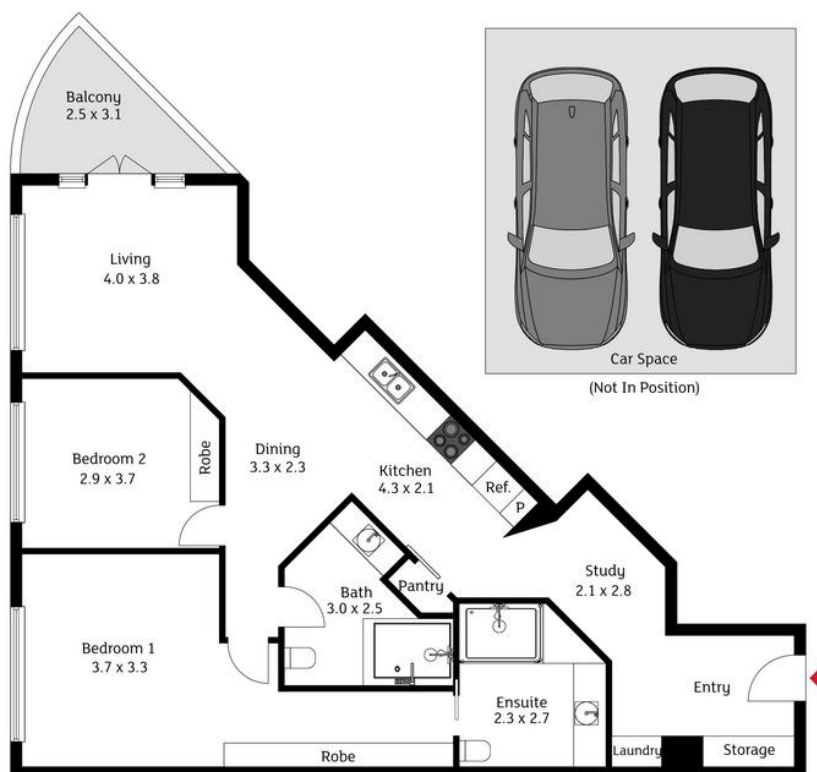
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

14/55 Stuart Street, Griffith

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