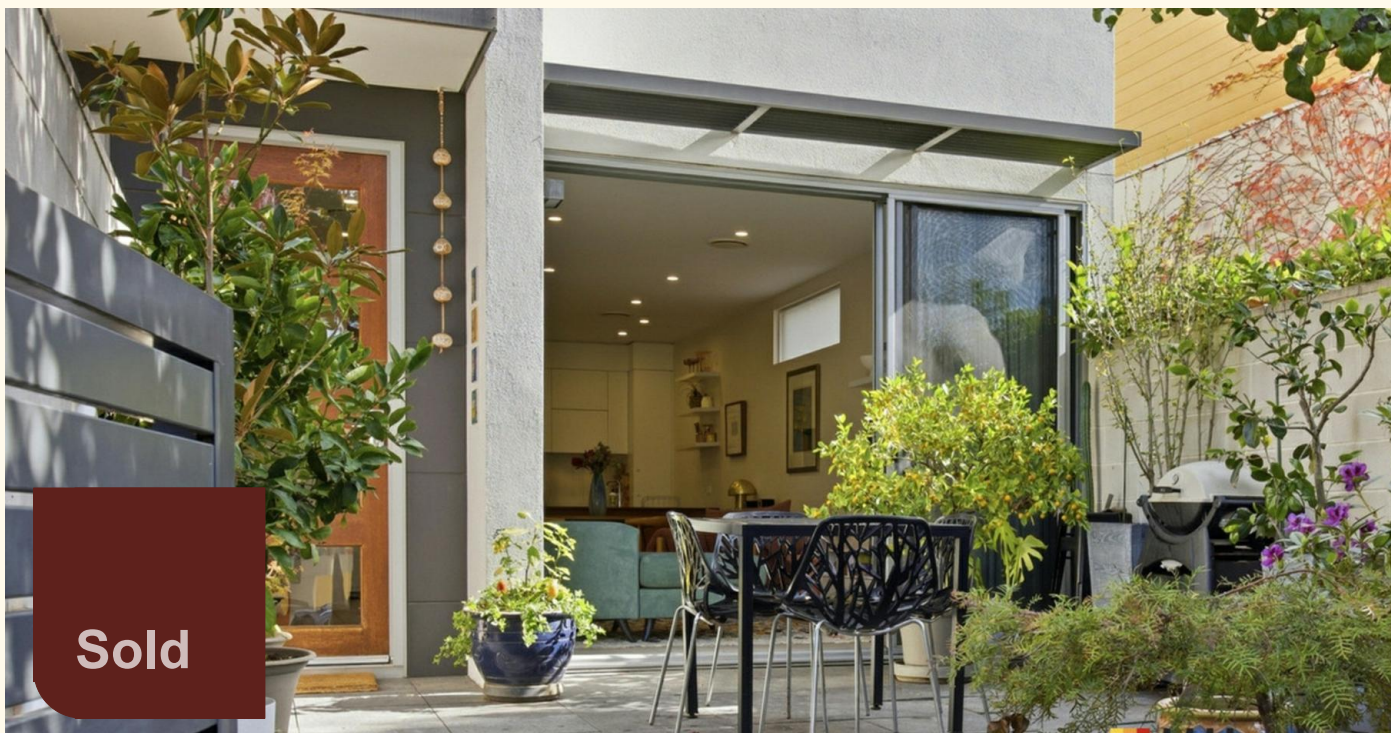




18/56 Stuart Street, Griffith

Modern, Spacious & Light-Filled Living in the Heart of Griffith

18/56 Stuart Street, Griffith presents an exceptional opportunity to acquire a stylish, secure, and sun-drenched residence in one of the area's most sought-after, leafy pockets.

Positioned to maximise privacy and natural light, the home's downstairs open plan living and dining area creates an inviting sense of space, enhanced by high 2.7m ceilings and expansive windows that frame a tranquil green outlook. This elevated design captures beautiful sunlight throughout the day while offering a peaceful retreat above street level.

The thoughtfully designed interior features a built-in hardwood desk-ideal for working from home-alongside custom shelving that adds both practicality and character. The well-appointed kitchen is equipped with Miele appliances and flows seamlessly into a lovely entertainment area, perfect for hosting or unwinding in comfort. Year-round climate control is provided by ducted Daikin heating and cooling, ensuring efficiency and reliability in every season.

Accommodation is both spacious and functional, comprising two bedrooms and two bathrooms. The master bedroom serves as a

2 2 2

FOR SALE
\$880,000+

AGENTS

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



private sanctuary, complete with its own balcony, leafy outlook, ensuite and a walk-in wardrobe. The second bedroom is well-appointed with a built-in wardrobe, electric blinds, and easy access to the second bathroom

Adding to the home's appeal are two private enclosed courtyards, providing dual, secure low-maintenance outdoor spaces-perfect for children, pets, or quiet relaxation.

Security and practicality are standout features throughout, with secure front and rear access, secure quality fencing, high ledges, and gated entry for added peace of mind. A European-style laundry maximises space efficiency without compromising functionality.

Parking is well catered for with two enclosed car spaces, a storage cage, and convenient rear access. Located adjacent to a central bus stop with efficient public transport access to the City via the Parliamentary Triangle.

Perfectly positioned, the home is just a short stroll to Griffith shops and local cafés, with easy access to quality schools and parks. You're also only minutes from the vibrant dining and retail precincts of Manuka and Kingston, making this an ideal location for both lifestyle and convenience.

Combining modern comfort, thoughtful design, abundant natural light, and an unbeatable location, this home offers an outstanding lifestyle opportunity in the heart of Griffith.

A perfect blend of style, security, and convenience-this is one not to miss.

FEATURES

- Located within the premium Altair complex
- Light-filled open plan living and dining area
- High 2.7m ceilings, enhancing space and light
- Leafy outlook with abundant natural sunlight throughout
- Built-in hardwood desk (ideal for working from home)
- Custom built-in shelving
- Modern kitchen with Miele appliances and stone benchtops
- Seamless flow to two generous outdoor entertainment areas
- Ducted Daikin heating and cooling
- Two bedrooms, two bathrooms layout
- Master bedroom with private balcony, ensuite and walk-in wardrobe
- Second bedroom with built-in wardrobe and electric blinds
- European-style laundry
- Secure front and rear access
- Fully enclosed front terrace and rear courtyard
- High ledges and gated entry for added security
- Two enclosed car spaces with additional visitor parking
- Storage cage included
- Rear access to carport area
- Very leafy outlook and peaceful setting
- Strong sense of privacy
- Incredible Inner South location

NEARBY

- " Griffith Shops (just 50m away)
- " Manuka Village cafés, restaurants, and boutiques
- Kingston Foreshore dining and lifestyle precinct
- Local parks and leafy walking trails
- Quality public and private schools nearby
- Public transport options within easy reach
- Close proximity to the Parliamentary Triangle and Canberra CBD

EER: 6
Rates: \$724pq (approx.)
Land Tax (for investors): \$772pq (approx.)
Strata: \$2,038pq (approx.)
Internal Living: 86sqm (approx.)
Outdoor Living: 45sqm (approx.)
UV: \$241,800 (2025)
Year Built: 2013
Rental Appraisal: \$700 - \$800 pw

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

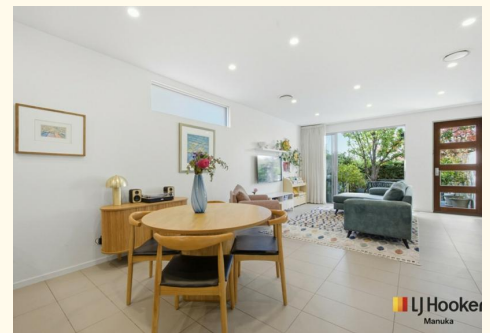
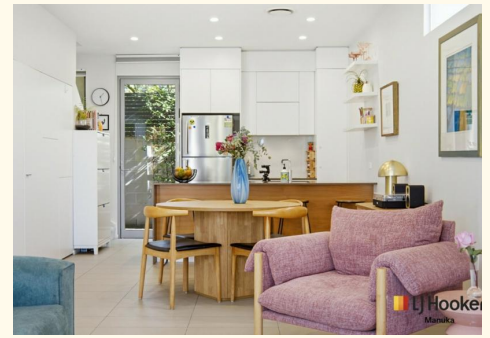
Property ID	1UP6FMF
Property Type	Apartment
House Size	131 m2
EER	6
Including	Ducted Cooling Ducted Heating Courtyard Balcony Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking

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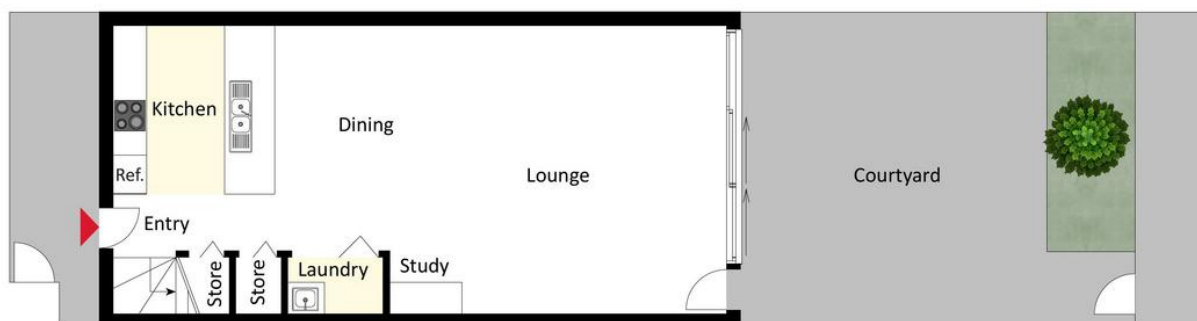
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First Floor



Ground Floor

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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