







22/9 Light Street, Griffith

Contemporary Parkside Apartment with Premium Finishes

Designed with style, comfort and functionality in mind, this beautifully appointed apartment delivers generous proportions, high-end finishes and effortless indoor—outdoor flow, all framed by calming parkland views.

Impeccably finished throughout, the home showcases engineered timber flooring, high ceilings and expansive floor to ceiling double glazed windows that flood the interiors with natural light. The open-plan living and dining domain forms the heart of the residence, seamlessly extending to a spacious balcony with dual access points creating an inviting setting for entertaining or quiet relaxation against a tranquil, leafy backdrop.

The contemporary kitchen is both sophisticated and highly functional, appointed with stone benchtops and premium appliances, including a seamlessly integrated dishwasher and refrigerator. Thoughtfully designed cabinetry provides generous, well concealed storage, maintaining a refined and uncluttered aesthetic. A separate laundry further enhances the home's practicality, supporting a streamlined

2 2 2

FOR SALE
$895,000 - $930,000

AGENTS
Stephen Thompson
0418 626 254
stephen.thompson@ljhmanuka.com.au

AGENCY
LJ Hooker Manuka
(02) 6239 5551

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

and efficient living environment.

Accommodation is thoughtfully configured for comfort and privacy. The spacious master suite features a walk-in robe and an impressive ensuite complete with double vanity and floor to ceiling tiling, delivering a sense of understated luxury. The second bedroom is equally generous, offering a built in robe and expansive windows that maximise natural light and outlook. The main bathroom mirrors the same high standard of finish, complemented by excellent integrated storage.

Designed for modern living, the residence includes double glazing throughout for enhanced comfort and energy efficiency, extensive built-in storage solutions and a well considered floorplan that balances openness with everyday functionality.

Private, elevated and bathed in natural light, this exceptional Griffith apartment combines contemporary elegance with a peaceful park side setting just moments from Canberra's prestigious schools, local cafés and the vibrant shopping and dining precinct of Manuka. A superb lifestyle opportunity within Canberra's inner south.

Features:
- Second-floor position with calming parkland views
- Expansive open-plan living and dining area filled with natural light
- Floor-to-ceiling double-glazed windows
- Engineered timber flooring throughout
- High ceilings enhancing space and light
- Spacious balcony with dual access points
- Contemporary kitchen with stone benchtops
- Seamlessly integrated dishwasher and refrigerator
- Abundant integrated cabinetry and storage solutions
- Separate laundry for added functionality
- Master suite with walk-in robe
- Designer ensuite with double vanity and floor-to-ceiling tiling
- Generous second bedroom with built-in robe and oversized windows
- Main bathroom with full-height tiling and excellent storage
- Ducted heating and cooling for year-round comfort
- Integrated telecommunications system
- Secure parcel drop-off facility within the complex
- Two secure car spaces
- Large, secure storage cage
- Moments to Manuka Shopping village, Kingston and Griffith

Key Figures: (approximations)
EER: 6
Rates: $609.15pq
Strata: $1,288pq (admin + sinking fund)
Internal Living: 96sqm
Balcony: 13 sqm

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.

EER ★★★★★★

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

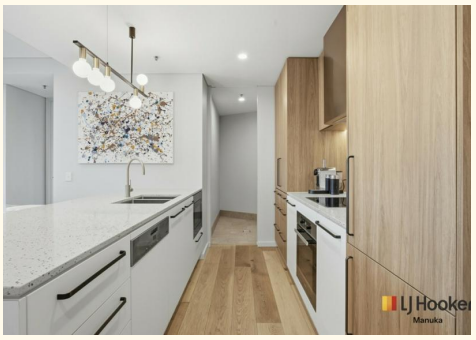
MORE DETAILS

Property ID	1UJCFMF
Property Type	Apartment
EER	6
Including	Balcony
	Dishwasher
	Floorboards
	Built-in-Robes
	Secure Parking

Stephen Thompson 0418 626 254
Proprietor and Property Consultant |
stephen.thompson@ljhmanuka.com.au

LJ Hooker Manuka (02) 6239 5551
20 Bougainville Street, MANUKA ACT 2603
manuka.ljhooker.com.au | manuka@ljhmanuka.com.au



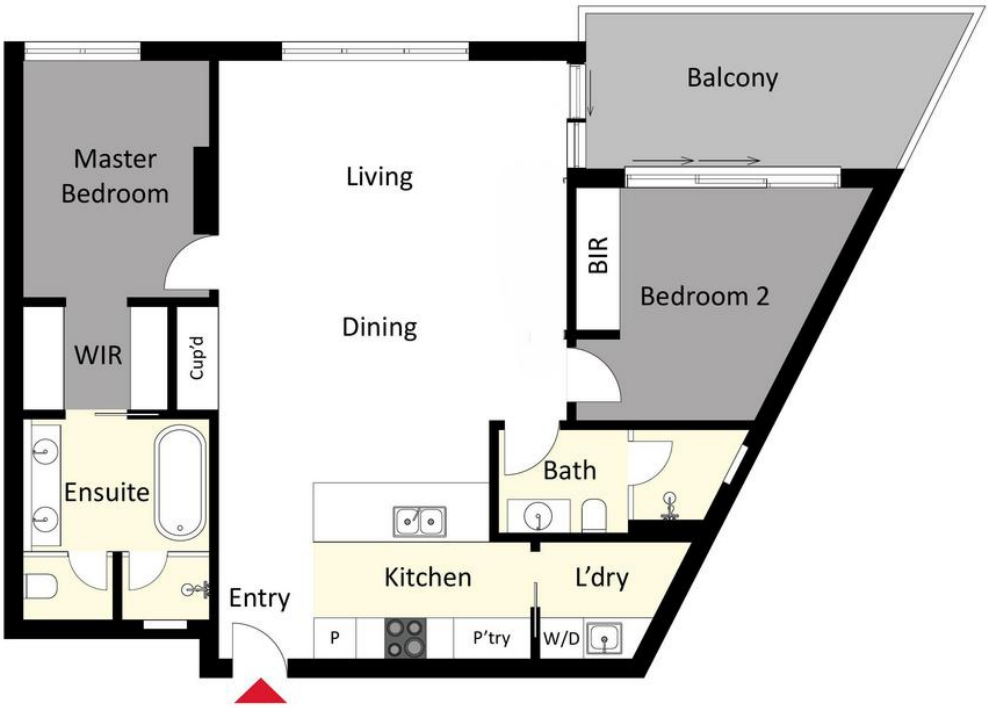








All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



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.

22/9 Light Street, Griffith

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.