



25/2 Light Street, Griffith

## Light-Filled Apartment with Peaceful Views

Perfectly positioned in one of Canberra's most desirable suburbs, this immaculate, top-floor, two-bedroom apartment offers effortless living for professionals seeking comfort, convenience, and contemporary design.

Flooded with natural light throughout, the open-plan living and dining area flows seamlessly to a generous balcony, creating the perfect space for relaxed entertaining or a quiet morning coffee with leafy, tranquil outlooks that provide a stunning array of warm colours in Autumn.

The modern kitchen features quality features including custom stone benchtops, dishwasher, a large fridge space and ample storage; more than the average apartment.

Both bedrooms include built-in robes and are thoughtfully separated for privacy, while the well-appointed bathroom and concealed laundry complete the functional floorplan. The master bedroom is the perfect end-of-day retreat offering large, floor to ceiling windows and uninterrupted access to those leafy views.

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### FOR SALE

By Negotiation

### VIEW

Sat 31st Jan @ 11:45AM - 12:15PM

### AGENTS

Samuel Thompson  
0412 300 774

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### AGENCY

LJ Hooker Manuka  
(02) 6239 5551

Located just moments from the boutique cafés and restaurants of Manuka and Kingston, this apartment provides unbeatable access to Canberra's business, lifestyle, and leisure precincts. Griffith's central position makes commuting to the City, Parliamentary Triangle, and major employment hubs a breeze.

- Top-floor (level 4) apartment
- Light-filled open-plan living
- Great sized balcony with peaceful, leafy views
- Modern kitchen with stone waterfall benchtops
- Built-in robes to both bedrooms
- Ducted heating and cooling throughout
- Double-glazed sliding doors and windows
- Internal laundry with washing machine and dryer included
- Secure complex with intercom access
- Security system
- Perfect for professionals or investors
- Prime location near Manuka, Kingston, and the City

EER: 6.0

Rates: \$535 pq (approx.)

Land Tax (for investors): \$634.18pq (approx.)

Strata: \$734.72pq (approx.)

Internal Living: 63sqm (approx.)

Outdoor Living: 10sqm (approx.)

Car space size: 13sqm (approx. )

Year Built: 2022 (approx.)

#### 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	1UBUFMF
Property Type	Apartment
House Size	63 m2
EER	6
Including	Ducted Cooling Ducted Heating Intercom Balcony Dishwasher Built-in-Robes Secure Parking

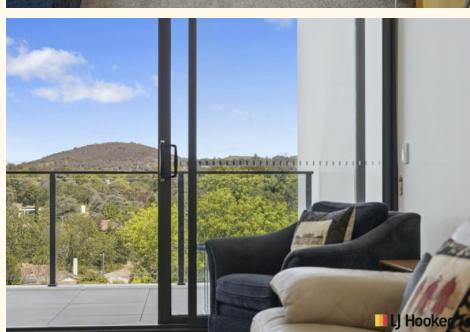
**Samuel Thompson 0412 300 774**

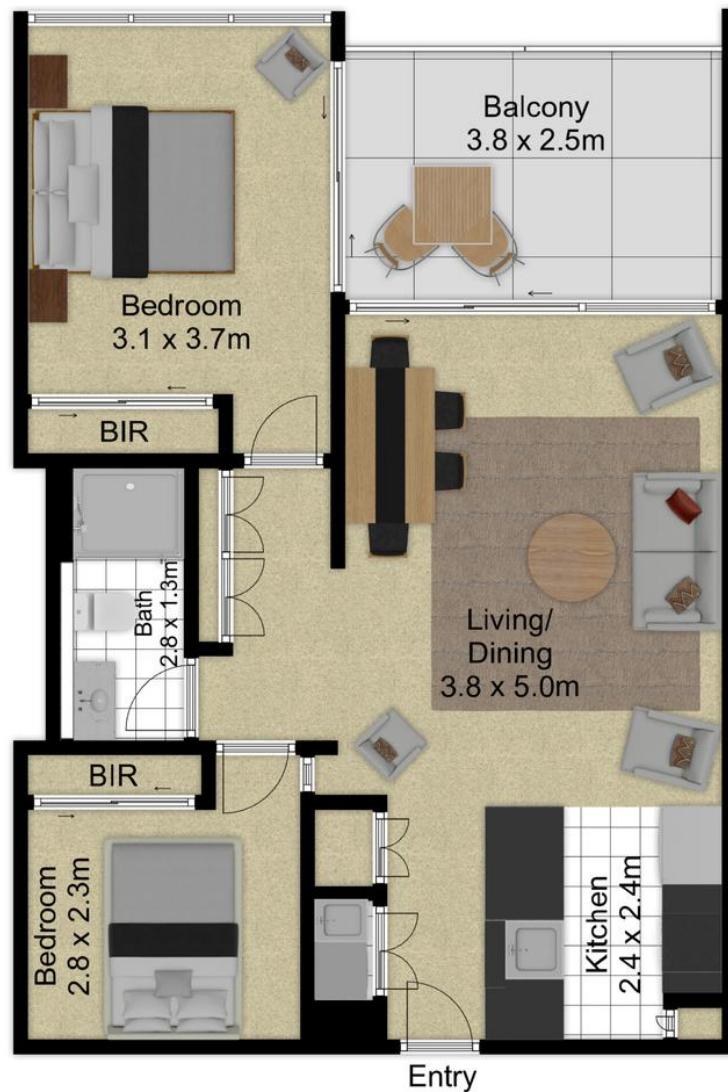
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 **LJ Hooker**  
Manuka

Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.