



39/76 Leichhardt Street, Griffith




A Light Filled Residence with Space, Privacy & Effortless Living

Positioned on the top floor of a well-regarded Griffith complex, this beautifully presented apartment delivers an exceptional combination of natural light, generous proportions and effortless Inner South living.

Showcasing a spacious and functional layout, the home offers excellent separation between bedrooms and seamless indoor-outdoor flow to a large wrap around balcony, creating a lifestyle of comfort and convenience.

Featuring high ceilings and bathed in natural light, the expansive open plan living and dining area is framed by floor-to-ceiling sliding doors and large windows, enhancing the sense of space and connection to the outdoors. The main living zone extends onto a long, covered balcony, perfect for entertaining or relaxing year-round.

The well-appointed kitchen is centrally positioned to overlook the living domain and features ample stone bench space, quality appliances, excellent storage and a practical breakfast bar that is ideal for casual meals or entertaining.

2  2  2 

FOR SALE
\$799,000 - \$829,000

VIEW
By Appointment

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

Nicholas Faust
0426 954 081
nicholas.faust@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**

Accommodation comprises of two generously sized bedrooms, the primary suite is thoughtfully segregated from the living areas and includes a walk-in robe and private ensuite, while the second bedroom is serviced by a well-sized main bathroom with integrated laundry for added functionality.

Adding further versatility, a separate study provides the perfect work-from-home space or reading retreat. Additional features include reverse cycle heating and cooling, ceiling fans in both bedrooms excellent internal storage, two secure car spaces and separate storage cage in the basement.

Ideally located just moments from the vibrant Kingston Foreshore, Manuka Village, Lake Burley Griffin and the Parliamentary Triangle, this home places you within easy reach of some of Canberra's finest cafés, restaurants, lifestyle amenities and convenient public transport options.

An outstanding opportunity for owner-occupiers and investors alike, this light-filled residence combines space, style and an unbeatable Inner South address.

Features:

- Top floor corner apartment with a northeast aspect
- Expansive open plan living and dining with abundant natural light
- North facing living areas and balcony
- High ceilings throughout
- Large wrap around balcony with 3 access points
- Floor-to-ceiling glazing enhancing indoor-outdoor connection
- Well-appointed kitchen with stone top breakfast bar and ample storage
- Two spacious bedrooms with built-in robes
- Primary bedroom with walk-in robe and private ensuite
- Separate study ideal for working from home
- Main bathroom with integrated laundry
- Reverse cycle heating and cooling
- Ceiling fans in bedrooms
- Excellent internal storage throughout
- Two secure car spaces + storage cage in basement
- Close to Kingston Foreshore, Manuka Village and Lake Burley Griffin
- Easy access to the Parliamentary Triangle and CBD
- Close to public transport including railway station and bus stop

Key Figures: (approximations)

EER: 6

Rates: \$751.88pq

Land Tax (for investors): \$999.95pq

Strata: \$1,766.89pq (admin & sinking fund)

Internal Living: 90 sqm

Balcony: 24 sqm

Year Built: 2013

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 

MORE DETAILS

Property ID 1UPEFMF
Property Type Apartment
EER 6
Including Study
Air Conditioning
Balcony
Built-in-Robes

Stephen Thompson 0418 626 254

Proprietor and Property Consultant |
stephen.thompson@ljhmanuka.com.au

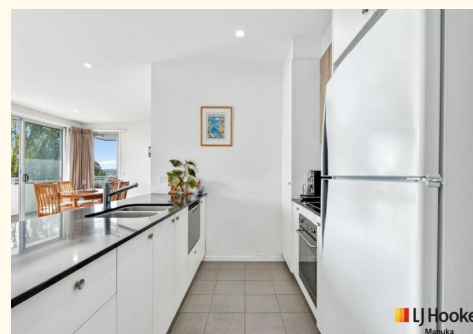
Nicholas Faust 0426 954 081

Property Consultant | nicholas.faust@ljhmanuka.com.au

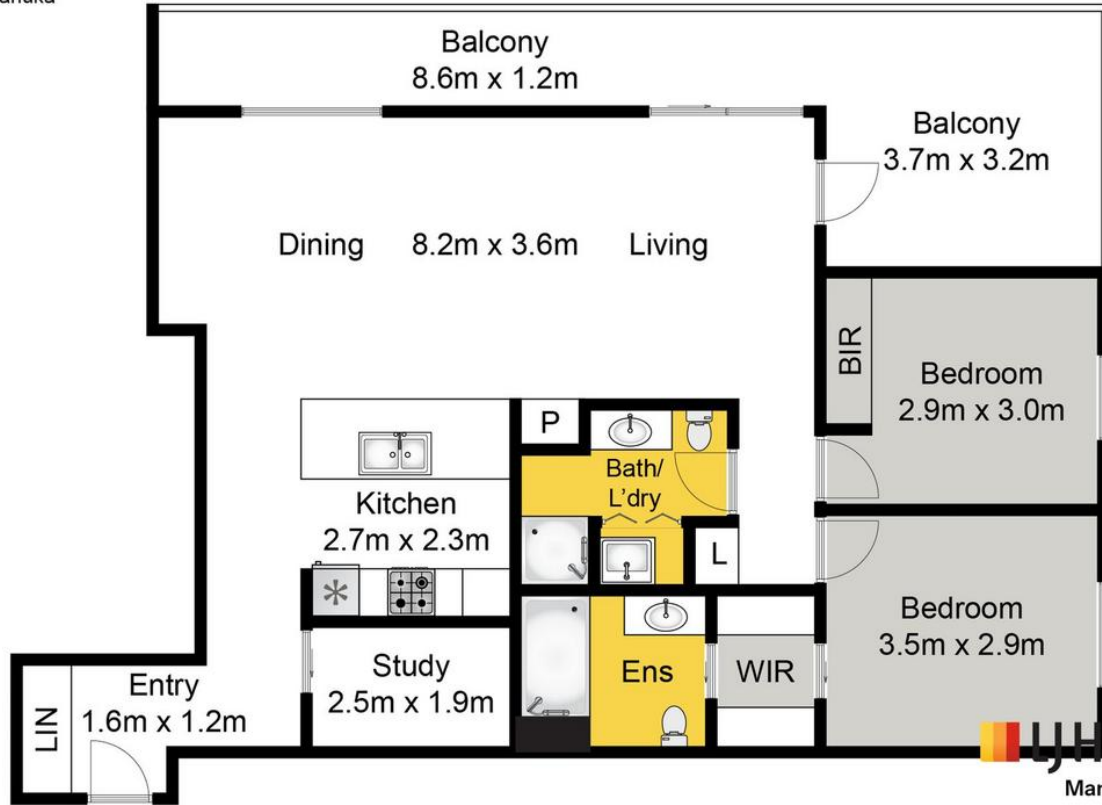
LJ Hooker Manuka (02) 6239 5551

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.



Whilst bwrn.com.au has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

39/76 Leichhardt Street, Griffith