



Sold



61/5 Hely Street, Griffith

SLEEK, MODERN 1 BEDROOM + STUDY

Welcome home. This outstanding apartment combines style and functionality to create sophisticated, life-enriching spaces you'll want to come home to. Defying the standards of apartment living, this one-bedroom home will amaze you with features often sacrificed - such as a dedicated study or guest bedroom, ducted heating and cooling and double glazing alongside high quality fixtures and fittings.

Generous sized windows and a sunny aspect amplify the living space within a well-designed open plan layout. The modern kitchen boasts stone bench tops and large kitchen bench, full sized pantry and plenty of storage, AEG appliances including dishwasher. The spacious living and dining areas flow easily to the balcony via large sliding doors and windows allowing comfortable, all year round entertaining.

The main bedroom is spacious, offering mirrored robes, ideally located adjacent to the bathroom, which includes walk in shower, quality fixtures and concealed laundry with dryer. The dedicated separate study provides for ideal working from home arrangements, nursery or private guest accommodation. Additional features include a secure car space with storage cage, plus NBN.

1 1 1

FOR SALE
\$479,000 +

AGENTS

Jane Macken
0408 662 119
jane.macken@ljhwodenweston.com.au

Emma Irwin
0422415008
emma.irwin@ljhwodenweston.com.au

AGENCY

LJ Hooker Woden | Weston
(02) 6288 8888

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LJ Hooker

Modern luxury, The Archer offers high-end apartment living in the heart of the Inner South. An easy walk to the Kingston Foreshore, you will relish the lifestyle this location has to offer while enjoying a peaceful retreat.

Features include:

- Modern, one bedroom apartment with separate study
- Double glazing (higher energy efficiency)
- Ducted heating and cooling (A/C unit not located on balcony)
- Externally ducted rangehood (no cooking smells through the building or apartment)
- Stone bench top & AEG appliances
- Basement parking & storage
- Floor to ceiling tiling to bathrooms
- Lift access with light filled foyers

The Archer offers easy access to facilities in both Kingston and Manuka, with all the amenities one could imagine within walking distance or a short drive.

- Kingston Foreshore (600m)
- Fyshwick Markets (600m)
- Kingston shopping precinct (800m)
- Griffith shops (900m)
- Manuka shopping precinct (1.2km)
- Easy access to the City, Parliamentary Triangle and airport

Living size: 53m² living + 6m² balcony (approx.)

Rates: \$485 per quarter (approx.)

Land tax: \$574 per quarter (approx.)

Body Corporate: \$919.50 per quarter (approx.)

Construction: 2019

EER: 6 stars

MORE DETAILS

Property ID	JMRH5W
Property Type	Apartment
House Size	59 m ²
EER	6

Jane Macken 0408 662 119

Franchise Owner, Licensee, Licensed Agent ACT/NSW |
jane.macken@ljhwoodenweston.com.au

Emma Irwin 0422415008

Sales Consultant to Jane Macken |
emma.irwin@ljhwoodenweston.com.au

LJ Hooker Woden | Weston (02) 6288 8888

23 Brierly Street, WESTON CREEK ACT 2611

westoncreek.ljhooker.com.au | reception@ljhwoodenweston.com.au



