



88/5 Hely Street, Griffith

Contemporary Comfort Meets Space & Light in the Inner South

Positioned in one of Canberra's most vibrant lifestyle precincts, this beautifully appointed north facing apartment delivers the perfect balance of contemporary design, generous proportions and premium finishes, all within a highly sought after single level layout. A rare offering in today's market, this home is sure to impress both live in owners and astute investors alike. Step inside to discover a thoughtfully designed 87m² of open plan living, seamlessly extending to a 12m² sun drenched balcony, the perfect space for entertaining or relaxing in style. Part of the modern Archer complex by award winning Stewart Architecture, this level 2 corner apartment blends functionality with flair at every turn. The sleek, full sized kitchen is a chef's delight, featuring a 40mm waterfall edge stone benchtop, induction cooktop, integrated microwave and dishwasher, and abundant storage including a full pantry and breakfast bar. Both bedrooms are bathed in natural light and generously sized, each with mirrored built in wardrobes. The master suite enjoys direct access to a designer ensuite complete with floor to ceiling tiles, a floating vanity, mirrored shaving cabinet and premium black and chrome tapware, a refined look echoed in the main bathroom for a cohesive, luxe aesthetic. Comfort is assured year round with ducted reverse cycle heating and cooling, while timber look vinyl flooring, double glazing and a space

2 2 2

FOR SALE
\$719,000+

AGENTS

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Interested parties must rely solely on their own enquiries.



saving European laundry enhance both practicality and modern appeal.

Location Benefits:

- Moments to Kingston, Griffith, Manuka & Fyshwick Markets
- Short stroll to boutique cafes, dining and bars
- Just 9 minutes to Canberra Airport (approx.)
- Only 10 minutes to the City Centre (approx.)

FEATURES:

- North facing corner apartment, drenched in natural light
- Located in 'The Archer' complex, architecturally designed by Stewart Architecture
- Two spacious bedrooms with built in robes
- Two modern bathrooms with luxe fittings and 3 way shower heads
- Full sized kitchen with European appliances, induction cooktop, and stone finishes
- Open plan living flowing to a private entertainer's balcony
- 2 side by side secure basement car spaces with lift access
- Lockable storage cage
- Reverse cycle ducted heating and cooling throughout
- Double glazed windows and sliding doors
- European laundry with integrated cabinetry
- Stylish timber vinyl flooring in main living areas

ESSENTIALS:

- " Internal living: 87m² (approx.)
- " Balcony: 12m² (approx.)
- " Total living: 99m² (approx.)
- EER: 6.0
- Build year: 2019
- " Located on Level 2
- " Rental estimate: \$750—\$790 per week (approx.)
- Rates: \$457 per quarter (approx.)
- Strata: \$1,215 per quarter (approx.)
- Land tax: \$539 per quarter (investors only, approx.)

MORE DETAILS

Property ID	2DWRFHK
Property Type	Apartment
House Size	99 m2
EER	6

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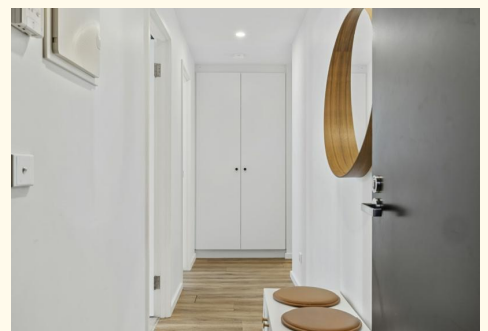
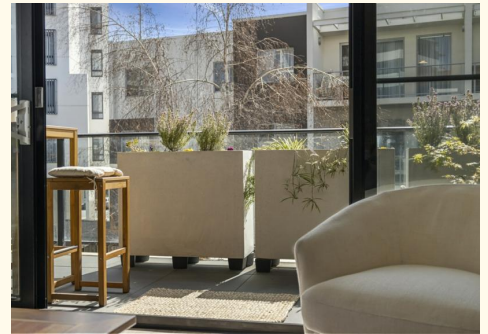
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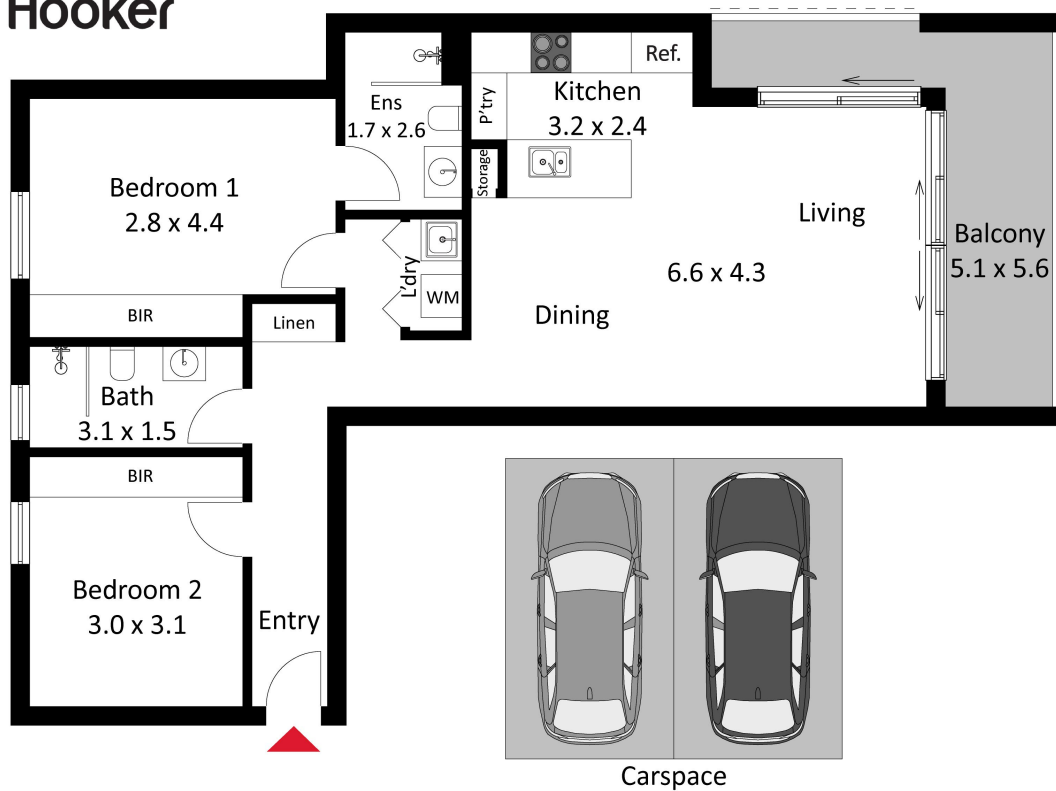
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.