

Griffith, 89/18 Austin Street

Timeless luxury, Apartment 89 Amaya

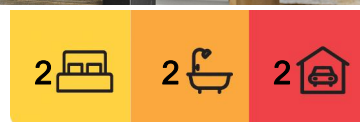
Situated in the coveted 'Amaya' complex, Apartment 89/18 boasts a prime location on the doorstep of Manuka village, enveloped by lush greenery and recreational spaces, epitomizing the quintessential Griffith lifestyle. This immaculate residence exudes sophistication and functionality, offering a seamless blend of modern design and luxurious comforts.

Upon entry, the spacious open-plan living and dining area basks in natural light from its strategic Northern and Eastern orientation, providing tranquil views of the meticulously landscaped lawns and gardens within the complex. The well-appointed kitchen is a culinary haven, featuring sleek marble countertops, top-of-the-line Miele appliances, and ample storage concealed within pristine white cabinetry.

The primary suite stands as a highlight, boasting expansive triple door built-in wardrobes, a private balcony for moments of relaxation, and a contemporary ensuite. The second



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For Sale
By Negotiation

View
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EER ★★★★★★

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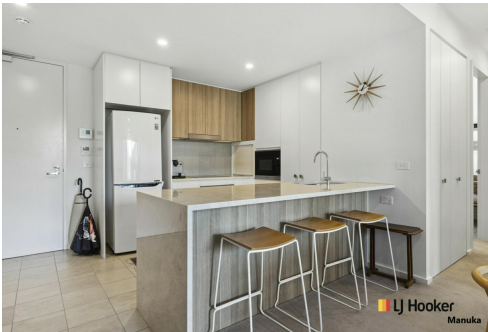
bedroom features a Murphy bed and desk, ideal for creating a functional home office and accommodating guests. Additionally, the room offers built-in robes for added convenience.

This exceptional residence is further enhanced by modern conveniences such as Euro-style laundry facilities and ducted heating and cooling throughout. The oversized double garage provides ample space for parking and additional storage.

With its unbeatable combination of superior craftsmanship and an enviable location opposite the park, Apartment 89 presents an irresistible opportunity for both homeowners and investors seeking the ultimate Inner South lifestyle experience. Don't miss the chance to make this pristine retreat your own.

Features include:

- *2 bedrooms, 2 bathrooms
- *Large double garage car parking
- *Open plan living and dining
- *Connection from the kitchen through to alfresco balcony facing the leafy greenery
- *Marble benchtop
- *Eat-at breakfast bar, Miele electric cooking, appliance hutch and generous storage
- *Receives Northern and Eastern sun
- *Features built in robes, private balcony access and an ensuite
- *Second bathroom features a Murphy bed and desk
- *Ducted heating and cooling
- *Euro style laundry



More About this Property

| | |
|---------------|--|
| Property ID | 1T9TFMF |
| Property Type | Apartment |
| EER | 6 |
| Including | Ducted Cooling Ducted Heating Balcony Built-in-Robes Secure Parking Liveability |

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