







10 Lockyer Street, Griffith

Premier Griffith Living Featuring Space, Lifestyle and Location Combined

Positioned on a large 1398sqm block and designed for comfortable family living, the home combines generous proportions with everyday practicality, all just moments to Manuka Village, Griffith Shops and local schools.

Beautifully reimagined by an architectural redesign, this iconic 1939 "Kenneth Oliphant" home is set on one of Griffith's premier tree-lined streets, this expansive family residence offers the space, scale and lifestyle in this tightly held Inner South location

Bathed in natural light and designed for effortless indoor—outdoor living, the home features formal lounge and dining spaces centred around an open fireplace, creating a warm and inviting atmosphere.

Four generous bedrooms include a serene, north-facing main bedroom with a walk-in robe, designer ensuite and direct garden access. The second bedroom with its own entry and ensuite offers the perfect solution for visiting guests, a private home office or an independent teenager's retreat.

4 3 2

FOR SALE
$2,490,000 - $2,690,000

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

The striking kitchen is a true highlight, showcasing expansive Caesarstone benchtops, soft-touch cabinetry, premium Miele appliances and a seamless connection to the sunlit family room. From here, enjoy direct access to beautifully established private gardens, ideal for relaxing or entertaining.

The main bathroom previously awarded "Best Renovated Bathroom in Class," features a stunning feature bath, marble flooring and exquisite craftsmanship that elevates everyday living.

Completing the home is a double garage with workshop and garden powder room, hydronic heating, reverse-cycle air conditioning, under-floor heating in key areas and a full security system, ensuring year-round comfort and peace of mind.

Features:
- Iconic 1939 "Ken Oliphant" designed residence
- Thoughtfully renovated and extended to blend heritage charm with modern luxury
- Four spacious bedrooms + study
- Formal lounge and dining with open fireplace
- North-facing family room opening to private
- Established gardens
- Luxurious kitchen with Caesarstone benchtops and Miele appliances
- Electric induction cooktop and electric oven
- Walk in pantry
- Award-winning main bathroom with marble flooring
- Segregated Main bedroom with new ensuite, walk-in robe and garden access
- Second bedroom with separate access and ensuite-ideal for home office or retreat
- Cypress pine flooring
- Hydronic heating+ Daikin reverse-cycle heating/cooling
- Solar panels
- Under-floor heating in kitchen/family, main bathroom, ensuite, toilet and WIR
- Double garage with workshop and garden powder room
- Back-to-base security system
- Highly sought-after location within walking distance to Manuka, Kingston and Griffith
- Moments to an array of parks and playing fields
- Close to Canberra's leading schools and lifestyle amenities

Key Figures:
EER: 2
Rates: $2,664.21pq (approx.)
Land Tax (for investors): $5,760.13pq (approx.)
Internal Living: 230.70sqm (approx.)
Garage & Store: 52sqm (approx.)
Block Size: 1398sqm (approx.)
UV: $1,940,000 (2025)
Year Built: 1940

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.



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MORE DETAILS

Property ID	1UERFMF
Property Type	House
House Size	230 m2
Land Area	1398 m2
EER	2
Including	Toilets (4) Courtyard Dishwasher Floorboards Built-in-Robes







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Manuka



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.

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