

14 Landsborough Street, Griffith




Grand Inner-South Family Residence in Coveted Griffith

Set on a quiet, tree-lined street in one of Canberra's most tightly held suburbs, this substantial six-bedroom residence delivers exceptional space, flexibility and lifestyle in a location that truly sets it apart. Just moments from Manuka, Griffith shops and the Inner South's finest amenities, this is a home designed for large families, entertaining and long-term living.

One of Canberra's early homes, the property has been thoughtfully extended and updated over time, combining classic character with modern functionality. Multiple living zones, generous accommodation and a park-like backyard create a rare offering in this prestigious enclave.

The expansive floorplan caters comfortably to families of all sizes.

Downstairs features a large central kitchen flowing into a casual meals area and light-filled living space overlooking the garden. A separate formal dining room and an additional cosy living room with a fireplace provide ideal spaces for both entertaining and everyday living. Two bedrooms and a full bathroom on the lower level offer flexibility for guests, extended family or home office use.

6  3  2 

FOR SALE
By Negotiation

VIEW
Fri 12th Jun @ 1:00PM - 1:30PM

AGENTS
Samuel Thompson
0412 300 774
samuel.thompson@ljhmanuka.com.au

AGENCY
LJ Hooker Manuka
(02) 6239 5551

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Upstairs, four further bedrooms are complemented by two bathrooms, creating a well-zoned private retreat for the family.

Outdoors, the home truly shines. The beautifully established, park-like backyard is perfect for entertaining and family enjoyment, featuring a large outdoor dining area, children's play equipment and ample space to relax or host gatherings. A circular driveway and double garage provide abundant off-street parking, an increasingly rare asset in Griffith.

Positioned just a short stroll to Griffith shops, including acclaimed restaurants Aubergine and Rubicon, popular cafés and local bars, and approximately a 10-minute walk to Manuka's boutique shopping and dining precinct. Kingston, Barton and Lake Burley Griffin are all within 2 - 3 kilometres, offering unbeatable Inner South connectivity.

Key features:

- Expansive six-bedroom, three-bathroom family home
- Multiple living and dining zones across two levels
- Updated kitchen with excellent flow to outdoor entertaining
- Fireplace, formal dining room and flexible downstairs accommodation
- Solar panels which were installed under the ACT Government's 20 year scheme of 50c rebate per kWh, approx. 5 years remaining. Current owners haven't paid an electricity bill since owning the property
- Park-like landscaped backyard with outdoor dining area
- Circular driveway plus double garage with ample parking
- Double garage with large workshop
- Attic storage
- Prime Griffith location close to Manuka, Kingston and the Lake

EER: 2

Rates: \$2,456pq (approx.)

Land Tax (for investors): \$5,306pq (approx.)

Land Area: 1001sqm (approx.)

Internal Area: 270.5sqm (approx.)

Carport/Shed Area: 47.5sqm (approx.)

Year Built: 1948

UV: \$1,690,000 (2025)

View by appointment only.

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.



MORE DETAILS

Property ID 1UGXFMF
Property Type House
House Size 270 m2
Land Area 1001 m2
EER 2

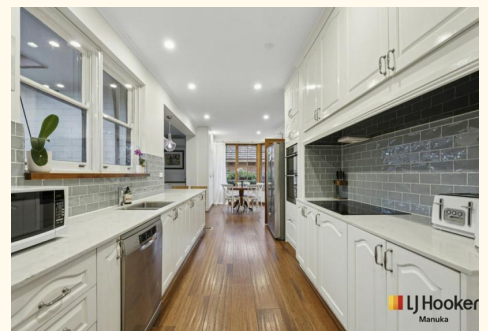
Samuel Thompson 0412 300 774

Property Consultant | samuel.thompson@ljhmanuka.com.au

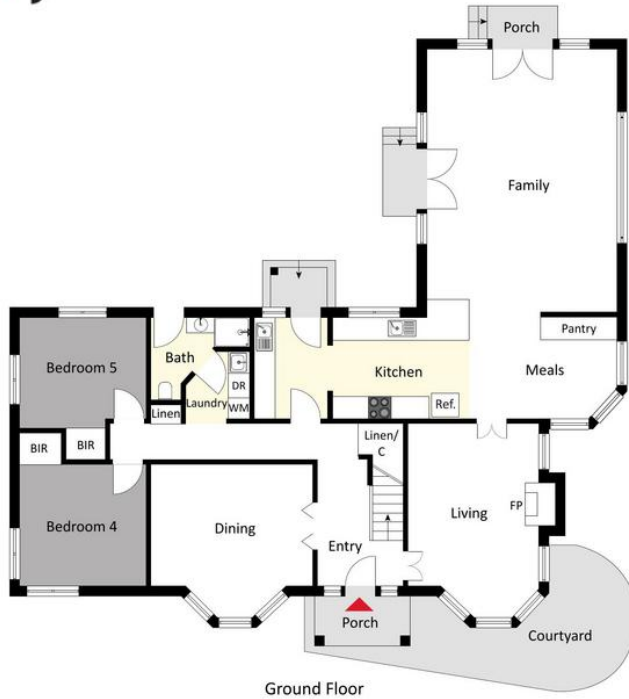
LJ Hooker Manuka (02) 6239 5551

20 Bougainville Street, MANUKA ACT 2603

manuka.ljhooker.com.au | manuka@ljhmanuka.com.au



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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.