



2 Bell Street, Griffith




Turn Key Sun-Filled Family Living Meets Leafy Inner-South Tranquillity

Auction Location: On Site

Tucked away at the end of a peaceful cul-de-sac, this beautifully renovated home blends privacy, space and natural light in one of Griffith's most desirable locations. North-facing living areas welcome the sun throughout the day, while the generous garden and flowing open-plan interiors make it perfect for relaxed family living and effortless entertaining.

The kitchen has been fully modernised with stone benchtops, quality appliances and picture windows framing leafy views. It flows into open living and dining spaces warmed by a gas fireplace and a reverse cycle split system for year-round comfort. The formal lounge captures the northern sun and opens onto a balcony that takes in views toward Telstra Tower.

The main bedroom includes a walk-in robe and a beautifully renovated ensuite with heated towel rack. Three additional bedrooms offer flexibility for family, guests or a study, all serviced by a spacious

4  2  1 

FOR SALE
Auction 29/11/2025

AGENTS

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

main bathroom with a freestanding bathtub.

Outside, the 795m² block offers a private retreat with a limestone-paved terrace surrounded by established gardens. The home also includes solar panels, double glazing, an electric gate and a fully enclosed backyard.

Positioned within easy reach of Griffith and Manuka shops, excellent schools, parks and bus routes to the city, this is a home that combines modern living with the charm of Canberra's leafy inner south.

Features:

- " Elevated position in a quiet cul-de-sac
- " Large mature 795m² block with established gardens
- Renovated and extended family home with contemporary finishes
- Freshly painted
- Sunny north-facing formal lounge with gas fireplace and balcony views to Black Mountain
- Outstanding quality kitchen with stone benchtops, breakfast bar, dishwasher, quality oven and gas cooktop
- Open-plan living and dining areas with reverse cycle split system
- Generous main bedroom with walk-in robe and ensuite with heated towel rack
- Three additional bedrooms, one with built-in robe
- Spacious main bathroom with freestanding bathtub
- Separate internal laundry
- Solar panels for energy efficiency
- Double glazed windows throughout
- Outdoor sensor lighting
- Water tank
- Great sized backyard with limestone-paved entertaining terrace
- Fully enclosed yard with electric gate and garage door
- Oversized single-car garage with additional storage space
- Walking distance to Griffith and Manuka shops, schools and parks
- Close to Red Hill, Lake Burley Griffin and easy access to the city

Key Figures:

EER: 4.5

Block size: 795sqm (approx.)

Rates: \$1,900.44pq (approx.)

Internal Living: 167sqm (approx.)

Garage: 30.04sqm (approx.)

UV: \$1,340,000 (2025)

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

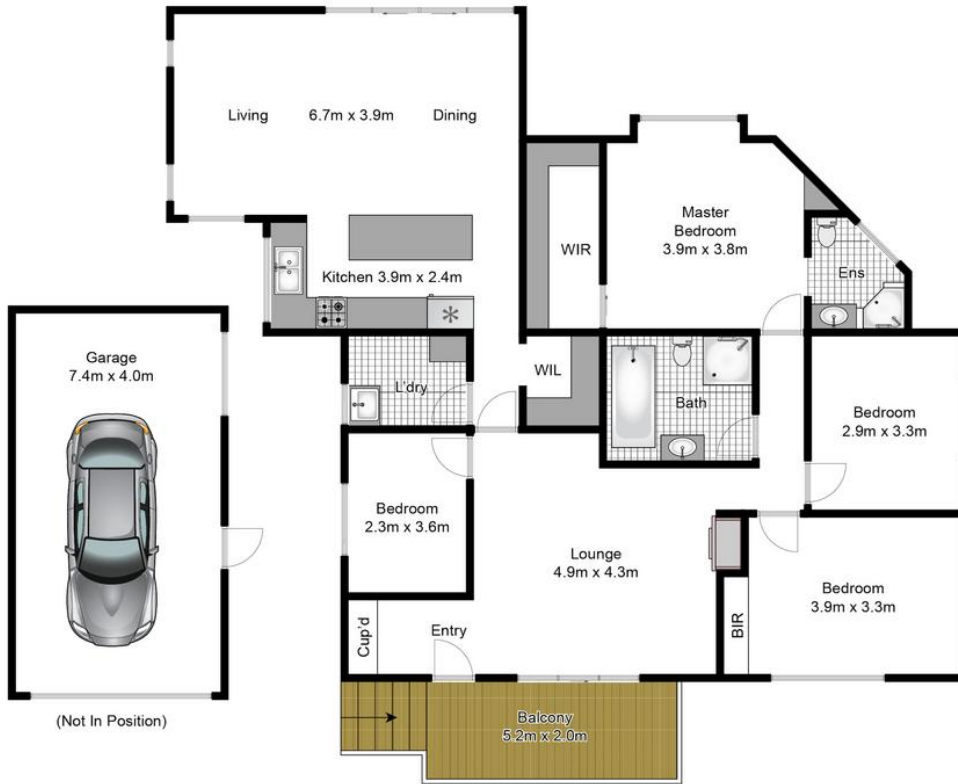
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|---------------|--|
| Property ID | 1UAMFMF |
| Property Type | House |
| House Size | 167 m2 |
| Land Area | 795 m2 |
| EER | 4.5 |
| Including | Dishwasher Built-in-Robes Secure Parking Fully Fenced |

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Whilst bwrn.com.au has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.



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