



6/48 Stuart Street, Griffith

## Bespoke Architecturally Designed Residence




Auction Location: LJ Hooker Canberra City Auction HQ

Discover the epitome of refined modern living in this brand new residence nestled on one of Griffith's most coveted tree lined streets in this highly sought after Canberra suburb.

Designed by the award winning architectural firm, Turco and Associates, with complementary interior design by Studio Black Interiors, this home is a standout due to its classic architectural presence and mixed use of materials, seamlessly blending contemporary elegance and thoughtful sophistication inside and out.

The architect has chosen a harmonious selection of premium materials, such as boutique thin profile bricks from Little Hampton in South Australia, intelligent interiors incorporating efficient kitchen design with Calacatta Borghini stone benchtops and splashbacks, and cutting-edge integrated technology throughout elevate everyday living to a prestige level.

Secure basement garaging for 3 vehicles, or 2 vehicles and an additional secure multi-purpose space, will cater for every owner's

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### AUCTION

Wed 6th May @ 6:00PM

### VIEW

Thu 23rd Apr @ 5:30PM - 6:15PM

### AGENTS

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### AGENCY

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 **LJ Hooker**

needs. With provision already in place for individually metered Electric Vehicle charging in your garage, along with a 4.2kw Solar System and energy efficient LED lighting, this residence will cater for both the current and future needs of its Owners.

Stepping inside you instantly notice the Studio Black Interiors premium finish in every aspect of this home. The consistency throughout the residence flows from oak timber flooring in the expansive open plan dining and living areas through to the kitchen that features ample storage, engineered stone benchtops, Miele appliances and Fisher & Paykel integrated fridge/freezer to the Lo & Co handles which are instantly noticeable to touch.

The living area itself features a statement double height void with a spectacular smoky glass globed pendant light creating a focal point for the space. The double glazed windows drench the space in natural light, creating a bright, airy atmosphere that feels spacious and inviting for owners and families.

A luxurious ground floor master suite with bespoke joinery opens out onto a private courtyard with direct gate access onto the quiet and exclusive Favenc Circle. Two additional generous bedrooms with built in wardrobes and a full sized bathroom with a bathtub featuring Parisi tapware are located upstairs as is a second living space and linen press.

This is truly a "lock up and leave" residence, featuring premium security features ranging from CCTV in the basement, an alarm system, key lockable courtyard gates with electric strikes to provide access for visitors through the video intercom system and a deadlocked solid Oak front door by Corinthian.

Developed and built by Canberra owned and operated Exempla Group, with a proven record of producing bespoke prestige residences for decades.

#### Features:

- 2.7m high ceilings throughout the residence
- Recessed pelmets with LED strip lighting
- Extra-tall internal doors
- Reverse cycle ducted heating and cooling throughout
- Individually metered electricity and water
- Under tile heating in bathrooms

#### Location Highlights:

- Walking distance to Manuka Village and Manuka Oval
- Moments to Griffith Shops
- Close to Canberra Grammar School
- Easy access to Canberra Airport
- Short drive to Civic

#### Sizes (approx.):

- Internal: 160sqm
- External: 108sqm
- Garages: 67sqm
- Total: 335sqm

#### Outgoings (approx.):

- Rates: \$750 per quarter
- Body Corporate: \$678 per quarter
- EER: 6.0 stars

EER 

## MORE DETAILS

Property ID 2FD4FHK  
Property Type House  
EER 6

**Andrew Ligdopoulos 0408 488 148**

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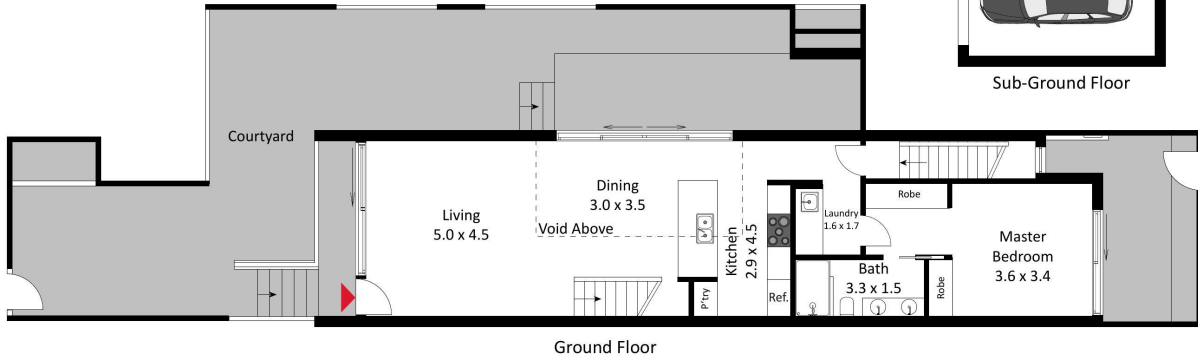
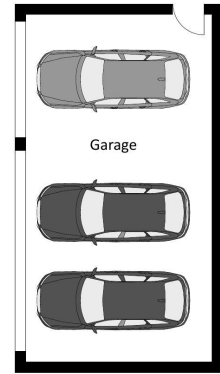
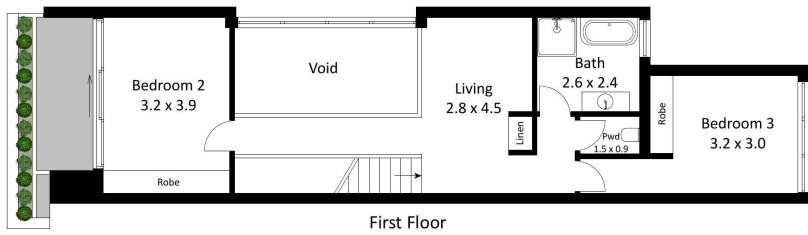
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.