







1/48 Stuart Street, Griffith

Designed for Luxury, Crafted for Living

Set within one of Griffith's most coveted tree-lined streets, this brand-new architecturally designed residence by Award-winning Turco & Associates delivers an exceptional combination of scale, sophistication and contemporary comfort.

Thoughtfully arranged across two levels, the home offers an impressive separation between living and accommodation, with multiple living environments designed to adapt effortlessly for life and entertaining.

The ground floor is centred around expansive open-plan living and dining, complemented by a beautifully appointed designer kitchen and seamless connection to the private courtyard. High ceilings, expansive windows and a striking void extending from the second level create an exceptional sense of light and openness, with views from upstairs overlooking the living and kitchen below. The north-facing orientation further enhances the warmth and natural light throughout the main living spaces.

With Interior Design by Studio Black, no expense has been spared with this new home including premium oak floorboards, pure wool

4 3 3

FOR SALE
$2,100,000+

VIEW
Sat 21st Nov @ 1:00PM - 1:30PM

AGENTS

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carpets and Calacatta Borghini stone benchtops and splashbacks in the kitchen.

Miele integrated appliances and a generous pantry combine to create a kitchen that is as functional as it is visually striking, while its open connection to the living area ensures it remains central to everyday life and entertaining.

The ground floor also accommodates the generous primary suite, providing a private retreat complete with a walk-in robe and beautifully appointed ensuite with a bathtub. Positioned behind the primary suite is a second living area, creating a versatile and private retreat that can be utilised as a family room, media room, home office or additional space for relaxation.

Upstairs, three additional generously proportioned bedrooms provide comfortable accommodation, complemented by two bathrooms plus a powder room. The bedrooms are thoughtfully arranged around the central void, creating a strong visual connection to the living spaces below while maintaining privacy and separation.

Large windows capture abundant natural light throughout, complemented by a sophisticated palette of premium materials and architectural detailing. The result is a residence that feels contemporary, refined and enduring, with a strong emphasis on light, space and connection between the levels.

The generous private courtyard extends the home's entertaining footprint and provides a low-maintenance outdoor setting, while the substantial three-car garage with direct internal access delivers an exceptional level of convenience, storage and vehicle accommodation with EV provisions - a particularly rare offering for a brand-new Griffith residence.

Positioned moments from Griffith Shops, Manuka and Kingston, the home places some of Canberra's finest cafés, restaurants, and boutique shopping within easy reach. The Parliamentary Triangle, leading schools and major employment precincts are also conveniently accessible.

Combining substantial accommodation, two ground-floor living environments, a private primary suite, impressive architectural volume, north-facing living and a rare three-car garage, this exceptional new residence presents a sophisticated standard of Inner South living.

Features

- Brand-new architecturally designed residence
- North-facing orientation
- Substantial three-car garage with direct internal access and EV positions
- 6.6KW solar system
- High ceilings to the ground floor
- Expansive windows and abundant natural light
- Striking two-storey void overlooking the living and kitchen area
- Four generously proportioned bedrooms
- Ground-floor primary suite with walk-in robe and ensuite
- Three beautifully appointed bathrooms plus a powder room
- Expansive open-plan living and dining
- Additional private living area on the ground floor
- Designer kitchen with Calacatta Borghini stone benchtops and splashbacks
- Quality integrated kitchen appliances
- Generous pantry
- Expansive private courtyard

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Figures

Body Corporate: $1,670 p.q (Approx.)
Rates: $5,272.60 p.a (Approx.)
Land Tax: $7,343.60 p.a (Approx.)
EER: 6.0 Stars

Please contact Ben Jones on 0420 863 351 with any queries about this unique property

Disclaimer:
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Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.





MORE DETAILS

Property ID	2GFYFHK
Property Type	Townhouse
EER	6
Including	Floorboards
	Built-in-Robes



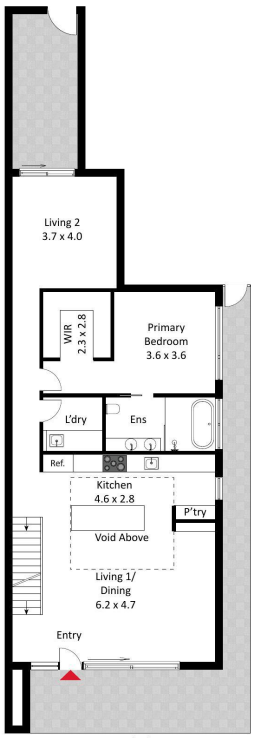
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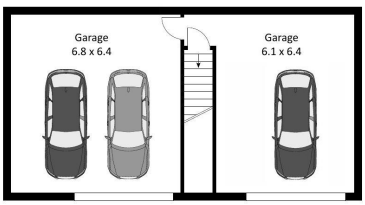
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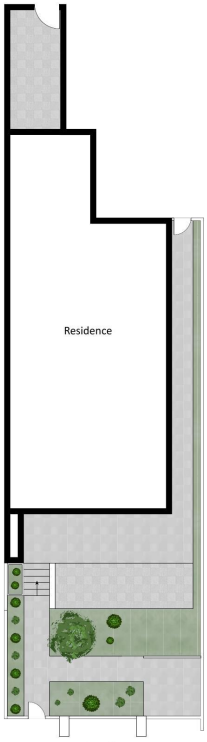
Ground Floor



First Floor



Basement



Site Plan

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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