

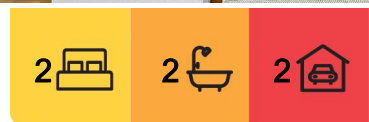


Griffith, 1/56 Stuart Street

Stuart Street never looked so good from this Townhouse.

Strategically located directly across from the Griffith Shops, this distinguished two-bedroom, two-bathroom plus study nook townhouse exemplifies modern sophistication, functional design, and urban convenience. One of only four residences of this floorplan in this exclusive development 'Altair', this architecturally curated home by Paul Tilse presents a unique opportunity to secure a high-calibre property in one of Canberra's longest and most desirable precincts.

Designed to enhance both aesthetic appeal and liveability, the residence features 2.7m ceilings, premium floating hardwood flooring presenting as new for this sale, repainted in light neutral colour for your own stamp, and state-of-the-art Miele appliances. The intelligently configured northeast orientation ensures optimal natural light, seamlessly integrating the gourmet kitchen and open-plan living spaces with a meticulously landscaped private courtyard-perfect for year-round outdoor entertaining.



For Sale
\$1,045,000+

View
ljhooker.com.au/34EHGCY

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EER ★★★★★★

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Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

Positioned in the heart of Griffith, the residence offers unparalleled access to a vibrant café and dining scene, including the newly loved retro Recess Café and Gryphons Bar. The Griffith Shops are one of the best local shopping centres in Canberra providing an array of specialty grocers, boutique retailers, and essential services. At the same time, prestigious educational institutions such as Canberra Grammar, Narrabundah College, Forrest Primary and Red Hill Primary are your local schools. With proximity to Manuka, Kingston Foreshore, and extensive public transport links, this home delivers a premier lifestyle enriched by both comfort and connectivity.

Key Features:

- Exclusive & Rare Offering - Only four townhouses of this design in the prestigious 'Altair' development.
- Expansive Master Suite - Upper-level master retreat featuring a walk-in robe, dressing room-style ensuite, and a dedicated study ideal for remote work.
- Premium Bedroom Finishes - Both bedrooms include built-in robes with northeast facing natural light.
- Refined Bathroom Design - Two oversized bathrooms with premium fixtures.
- Generous Storage Solutions - Under stair storage that adds invisible investment to an already premium home.
- Gourmet Culinary Space - Designer kitchen equipped with waterfall-edge stone benchtops, a integrated dishwasher, and top-tier Miele appliances.
- Architectural Light Integration - High ceilings, expansive windows, and polished timber flooring ensure a bright and airy ambience throughout
- Effortless Indoor-Outdoor Transition - A private, landscaped front courtyard with established greenery, a secluded rear courtyard with a clothesline.
- Enhanced Security & Parking - Secure extra-wide car spaces within a private garage, supplemented by a storage cage and security doors.
- Optimized Climate Control - Ducted reverse-cycle air conditioning and a north-east facing aspect for superior temperature regulation across all seasons
- Inclusive & Accessible Living - Thoughtfully designed to accommodate diverse needs, featuring extra-wide car spaces and a wheelchair-friendly downstairs shower and bedroom.
- Low-Maintenance Landscaping - Beautifully maintained, irrigated gardens create a tranquil setting with natural shading and privacy
- Prime Inner-South Location - Directly opposite Griffith Shops and within close proximity to prestigious public and private schools such as Narrabundah College, Canberra Grammar and Forrest and Red Hill Primary. With Manuka, and Kingston Foreshore all within a nice bike ride or walk for those weekend strolls.

This is a rare opportunity to acquire a luxurious and meticulously designed home in a historical Canberra location.

EER: 4.5

Internal Living Space: 98 sqm (approx.)

Outside Living Space: 6.5 sqm (back courtyard) + 45.39 sqm (front courtyard) = 51.89 sqm approx.

Total Living Size: 149.89 sqm approx.

Strata: \$2,370.64 pq (approx.)

Rates: \$3,169 pa (approx.)

Land Tax: \$4,493 pa (approx., if rented out)



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While every effort has been made to ensure accuracy in the details provided, interested parties are encouraged to conduct their own due diligence.

More About this Property

Property ID	34EHGKY
Property Type	Townhouse
House Size	148 m2
Land Area	4649 m2
EER	4.5

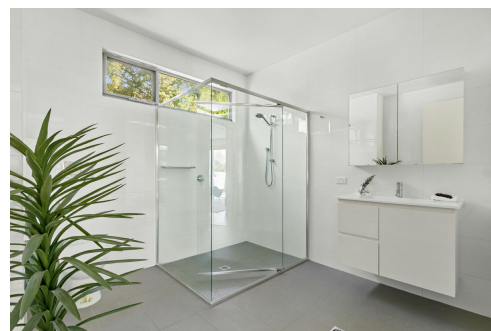
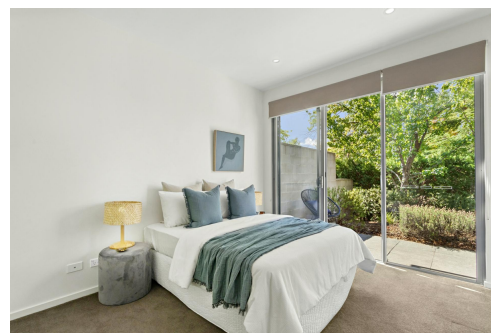
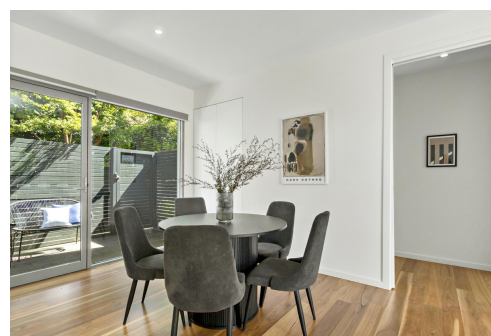
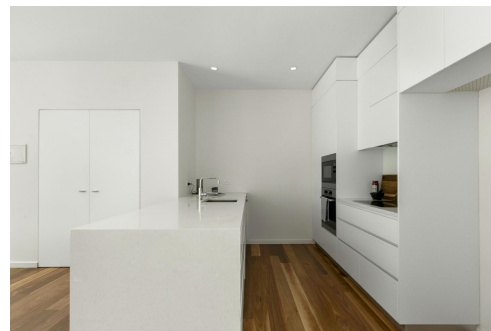
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Ground Level



Upper Level

The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

1/56 Stuart Street, Griffith

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