



8/74 Leichhardt St Griffith ACT 2603

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\$600 Per Week

Date available: Now

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Excellent two bedroom ground floor apartment in the heart of Griffith

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SIGNIFY REAL ESTATE is delighted to present 8/74 Leichhardt located in the prestigious 'Abrazo' complex in Griffith. This ground floor two-bedroom executive apartment offers the perfect blend of modern living and convenience in Canberra's Inner South, available immediately. Just minutes from the vibrant Kingston Foreshore, Kingston, and Manuka shopping precincts.

The apartment is within walking distance of esteemed schools such as Telopea Park School, St Clair's College, St Edmund's College and Narrabundah College. The Fyshwick Fresh Food Market, Old Kingston Bus Depot's weekly markets and a variety of restaurants further enhance the location's appeal. Nature lovers will appreciate the proximity to Jerrabomberra Wetlands and Lake Burley Griffin.

The apartment boasts a thoughtful floorplan, designed to maximize space and natural light. The open-plan kitchen and living area flow effortlessly onto a spacious balcony and a wraparound courtyard, creating a bright and airy ambiance. The property features two bedrooms, including a generously sized main bedroom and a versatile study that can function as a second bedroom, both with convenient access to outdoor areas. Built-in mirrored wardrobes in both

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1 / 9

bedrooms provide ample storage.

Additional highlights include a modern kitchen equipped with stainless steel appliances, including a dishwasher , induction cooktop and a stylish bathroom with excellent storage solutions. The European-style laundry comes with a wall-mounted dryer, while reverse-cycle ducted heating and cooling ensure comfort year-round. Residents enjoy exclusive access to amenities such as a gym and BBQ facilities within the well-maintained complex. The apartment includes an allocated secure basement car space and a storage cage.

With 64 sqm of internal living space and 22 sqm courtyard, this property presents an excellent opportunity for investors or first-home buyers seeking a vibrant lifestyle in the heart of Canberra.

Key Features:

- Ground-floor apartment in the sought-after 'Abrazo' complex
- Open-plan living, filled with natural light
- Spacious wraparound courtyard , accessible from both the living room and main bedroom
- Two bedrooms with built-in mirrored wardrobes
- Double glazing throughout for peaceful living
- Stylish bathroom with generous storage
- European-style laundry with wall-mounted dryer
- Reverse-cycle ducted heating and cooling
- Residents-only gym and BBQ area
- Allocated secure car space and storage cage
- Walking distance to schools, shops, markets, and nature reserves
- Available now

Approximate Numbers:

- Living size: 64 sqm
- Courtyard: 22 sqm
- EER: 6.0 stars (complies with ACT insulation standards)

Note: The property photos were taken during a phase of limited styling. However, it's important to note that the property will be delivered unfurnished.

Pet Policy: Landlord and Building Management's written permission is mandatory for keeping pets in property.

To INSPECT & APPLY for this property: Click on the "Book Inspection" and apply on app.2apply.com.au/Agency/signifyre. Applications will be processed after you have viewed the property in person or proxy.

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Property Code: 19

Gallery





Location Map



Floor Plans



8/74 Leichardt Street Griffith Level 1



Floor plan is for illustration purposes only and is not measured to the scale.



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Why Book with Signify Real Estate Pty Ltd

With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone. When you do, you will receive an immediate response confirming your booking via email and SMS. Should the property be leased, the inspection time changed or cancelled for any reason, you will be informed the second it happens keeping you up to date.

You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

[Apply Online](#)

https://2apply.com.au/Property?agentID=ARO_SignifyRE&uniqueID=signify_39_13

More Information

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