

# 49/18 Captain Cook Cres, Griffith, ACT, 2603



## Apartment For Sale

Tuesday, 12 November 2024

49/18 Captain Cook Cres, Griffith, ACT, 2603

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## **New York Loft style apartment.**

Nestled in one of Canberra's most desirable postcodes, 2603, this split-level apartment presents an excellent opportunity for both investors and owner-occupiers. Its prime location provides easy access to the vibrant Manuka shops, Old Kingston, the Kingston Foreshore, Lake Burley Griffin, Parliament House, and Barton.

Upon entering, you'll be greeted by an abundance of natural light and a spacious, open feel throughout unit 49. Set over two levels this unique property has a New York loft style feel and is flooded with afternoon sunlight. The large terrace flows perfectly off the living area and is a private area to entertain friends or enjoy a morning coffee.

These apartments have historically been strong performers in the rental market, with recent rates for furnished units ranging from \$500 to \$550 per week. The property's high rental demand is driven by its proximity to the Parliamentary Triangle and the numerous offices in Barton. Additionally, the apartment can be sold fully furnished, making it move-in ready for the next owner.

### **In Summary:**

- Spacious unique floor plan
- Separate powder room for guests
- High ceilings
- Great location above Manuka shops
- Under stair storage
- High rental returns throughout the development

### **Figure Summary (all approx.)**

- 63m<sup>2</sup> internally + 29m<sup>2</sup> of balcony
- Body corporate fees: \$1,057 p.q.
- General rates: \$450p.q.
- Water and sewage: \$185 p.q.
- Land tax (if let): \$495 p.q.