

6/6 Oxley St, Griffith, ACT, 2603

Apartment For Sale

Thursday, 21 November 2024



THE
PROPERTY
COLLECTIVE

6/6 Oxley St, Griffith, ACT, 2603

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment

North-Facing Apartment overlooking Manuka Oval

Offering a vibrant lifestyle in a prime location, this stylish one-bedroom apartment is perfectly positioned for those who enjoy a lifestyle of city living. Conveniently adorned with rare lift access, this apartment is particularly appealing for those looking to downsize. Overlooking Manuka Oval and Telopea Park, the home combines privacy with a leafy outlook, creating a serene escape amidst the best of Canberra's inner-south.

Step inside to find a bright and airy living area, freshly updated with new carpet, paint, and roller blinds. The light-filled ambience is enhanced by the apartment's north-facing orientation, which brings warmth and energy to the space. Ducted reverse-cycle air conditioning ensures comfort in every season. The modern kitchen is equipped with premium appliances, including a Bosch cooktop and oven and a Fisher & Paykel dishwasher. With ample bench space and quality finishes, it's designed for both style and practicality, making it easy to prepare meals or entertain friends.

The spacious bedroom offers a comfortable retreat with built-in robes and plenty of natural light. A well-appointed European-style laundry includes both a washer and dryer, while the bathroom has been thoughtfully designed for relaxation and functionality. Step out onto the large balcony, where ample space invites you to relax, dine, or entertain against the backdrop of Telopea Park. A dedicated secure basement car space with close access to the lift, plus a secure storage cage, add convenience to the living experience.

This apartment is situated within walking distance of Kingston Foreshore, Lake Burley Griffin, Manuka Pool, government departments in Barton, and Green Square's bustling shopping and dining precinct. With Parliament House just 2km away and the Canberra city centre a short drive, this location offers the perfect blend of city proximity and natural beauty.

The perks:

- Prime location, rare lift access with leafy outlook to Manuka Oval and Telopea Park
- North-facing, 6 star EER apartment, bringing in abundant natural light and energy efficiency
- Large balcony with ample space for outdoor entertaining
- New carpet, paint, and roller blinds
- Spacious bedroom with built-in robes and light-filled interiors
- European-style laundry with washer and dryer included
- Basement car park with close lift access and additional storage cage
- Modern kitchen with Fisher & Paykel dishwasher and Bosch cooktop and oven
- Ducted reverse-cycle air conditioning
- Short walk to Kingston Foreshore, Lake Burley Griffin, Kingston, and Manuka amenities
- Nearby shopping at Coles Manuka and Green Square, with easy access to dining

The numbers:

- Internal living: 60m²
- Balcony or Alfresco: 15m²
- Total size: 75m²
- Build year: 2003 (approx.)
- EER: 6
- Rates: \$1,776.34 (approx.)
- Strata: \$1,863.31 per quarter (approx.)
- Rental Estimate: \$540 a week (approx.)
- Land tax: \$2,242.00 (23-24 financial year)