

**5/99 Canberra Avenue, Griffith, ACT, 2603**



**House For Sale**

Friday, 25 October 2024

5/99 Canberra Avenue, Griffith, ACT, 2603

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Renovated two bedroom apartment, in the heart of Griffith.

### What you see:

An executive north-facing and renovated apartment with the lifestyle to match. Being only a few minutes' walk to the best Griffith has to offer makes this a lifestyle choice for owner occupiers or a solid addition to your investment portfolio. Situated on the second floor, this pleasant apartment offers a spacious open plan living option, entertaining balcony and stunning established outlook.

### What we see:

Close to the things that matter.

### See more:

Northerly appointed open plan dining and living with direct access to private balcony  
Renovated kitchen with timber laminate benchtops and ample cupboard space  
Westinghouse appliances include gas cooktop, oven and Fisher & Paykel rangehood  
Master bedroom with built-in robe  
Additional bedroom with built-in robe  
Main bathroom includes wall mounted vanity, heated towel rail, sizeable shower and bath  
Reverse cycle air-conditioning  
Double glazed windows  
Updated engineered cork flooring throughout  
Separate laundry  
One secure allocated carport with lock up storage  
Close proximity to Manuka, Kingston Foreshore and Canberra CBD  
Cafes, restaurants and boutique shopping at your doorstep  
Within 2 minutes' drive to St Edmunds College  
Within 2 minutes' drive to St Clare's College  
Within 2 minutes' drive to Kingston Shops  
Within 3 minutes' drive to Griffith Shops  
Within 3 minutes' drive to Kingston Foreshore  
Within 11 minutes' to drive to Canberra CBD

Total Living: 72m<sup>2</sup>

Balcony and storeroom: 9m<sup>2</sup>

Built: 1984

EER: 6.0

Body corporate: \$1,025 p.q

Rates: \$2,679.50 p.a

Land Tax: \$3,767.22 p.a (only applicable if rented.)

Rental range: \$500 - 550 p.w

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