

**14/47 McMillan Crescent, Griffith, ACT, 2603**

LUTON

**Unit For Sale**

Thursday, 24 October 2024

14/47 McMillan Crescent, Griffith, ACT, 2603

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Unit**



Geraldine Collison

0261763425

## Exceptional Value in the Inner South

Positioned on the upper level, this spacious one bedroom apartment offers exceptional value in the Inner South. Whether you're a first-time buyer, an investor, seeking a home away from home, or a parent looking to accommodate a university student, this property deserves your attention. Bathed in natural light accommodation includes a large living area with adjacent dining space and kitchenette. The generous bedroom easily accommodates a study area, while the expansive balcony is perfect for outdoor dining. McMillan Gardens includes a swimming pool with the surrounding area about to be upgraded. Additional features include a communal laundry, a designated single carport and visitor parking. Just a short stroll to the Fyshwick Markets with its fabulous array of fresh food outlets and cafes and in close proximity to the shopping precincts of Manuka, Narrabundah and Griffith and Narrabundah College. Features Spacious light-filled living room with adjacent dining area Kitchenette includes abundant cupboard space, Hisense refrigerator, Westinghouse mini refrigerator, Sharp convection/microwave oven, Smith + Nobel mini oven and two burner electric cooktop Enormous bedroom with built-in wardrobe and space for a study Updated bathroom Generous balcony ideal for outdoor dining Single carport and visitor parking Complex includes a swimming pool, with upcoming upgrades Walking distance to the Fyshwick Markets offering a great array of fresh food outlets and cafes Close proximity to the shopping precincts of Manuka, Narrabundah and Griffith and Narrabundah College Body Corporate Fees: \$4,129.00 (approx.) pa including Sinking Fund Rates: \$2,796.89 (approx.) pa