

29/115 Canberra Avenue, Griffith, ACT, 2603



Unit For Sale

Wednesday, 13 November 2024

29/115 Canberra Avenue, Griffith, ACT, 2603

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Unit



Louise Harget

Privacy and Comfort

Showcasing an architecturally designed floorplan that emphasizes spaciousness in every detail, apartment #29 is the perfect entry into Griffith. Thoughtfully finished with high-end inclusions and designer touches, it offers discerning buyers an unparalleled lifestyle in a prime location.

Upon entering, you are welcomed by an open-plan living and dining area, seamlessly connecting to a modern kitchen equipped with a generous island bench, stone countertops, and premium Bosch appliances. This inviting space extends to an 12sqm covered balcony area, perfect for quality outdoor entertaining.

The apartment features two bedrooms, two bathrooms, and two secure underground parking spaces. The bedrooms are strategically placed on opposite sides of the apartment, offering added privacy-ideal for guests, renters, or a flexible spare room. Both bathrooms are designed with floor-to-ceiling tiles and include double shaving cabinets.

Within the complex, residents enjoy access to a communal lounge with a kitchenette, a fully equipped gym, and outdoor BBQ facilities. Located in the vibrant Inner South, this property is just a short walk to an array of delightful amenities, including cafes, restaurants, bars, and specialty retail stores. If you're searching for a beautifully positioned apartment in the heart of Griffith, this exceptional property awaits.

- * Two-bedroom corner apartment with double-glazed windows
- * 69sqm floor plan with thoughtful layout
- * Two bathrooms, including a main and ensuite, with bedrooms on opposite ends
- * Secure underground parking for two cars plus storage cage
- * Modern kitchen with spacious island bench, stone countertops, and quality Bosch appliances
- * Generous open-plan living area
- * 12sqm covered balcony area, perfect for entertaining
- * Split-system heating and cooling units
- * Linen cupboard for added storage
- * Common lounge area, indoor gym, and outdoor BBQ facilities within the complex
- * Prime location: a short walk to the Manuka dining precinct and a quick drive to Kingston shops

EER: 6.0

Living Size: 69sqm internal + 12sqm external (approx.)

Strata: \$1,160.05pq (approx.)

Rates: \$1,873pa (approx.)

Land Tax: \$2,410pa (approx.)

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