

**10/13-15 Sturt Avenue, Griffith, ACT 2603**



**Apartment For Sale**

Thursday, 7 December 2023

10/13-15 Sturt Avenue, Griffith, ACT 2603

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Symon Badenoch  
0412898690



Lucia Marzano  
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**\$489,000**

What a great opportunity to live within a heartbeat of Kingston and Kingston Foreshore for a fraction of the price. This quality ground floor 2 bedroom apartment is located in the highly desirable 'Staffordshire Terrace' complex and is minutes to Manuka, home to excellent restaurants, popular bars and cozy cafes. When you're done eating, browse the chic boutiques in Kingston and Manuka, Fyshwick Markets, picnic or exercise at picturesque Lake Burley Griffin and enjoy Australia's national treasures, all walking distance away. It only takes minutes to drive to the centre of the city and the parliamentary circle. Boasting an open plan living space and a roomy kitchen with plenty of storage and bench space which also opens onto a sunny meals area. Both bedrooms have the convenience of built-in robes. There is a reverse cycle air conditioner to the lounge room to keep you comfortable in all seasons. The courtyard lends itself for a great spot to entertain, or likewise, for a furry friend to enjoy with gate access to the street. Features of the property include: 2 bedroom ground floor apartment Reverse cycle air conditioner to living room Separate living and meals areas Spacious kitchen with ample storage space Built-in robes to both bedrooms Car space The complex boasts a swimming pool EER: 6 Built: 1994 General Rates: \$2,494 approx pa Land Tax: \$3,100 approx pa Strata Levies: \$2,792 approx pa Residence: 77sqm Courtyard: 29sqm Carspace: 13sqm Storage: 11sqm