

# 10/18 Captain Cook Crescent, Griffith, ACT 2603



## Apartment For Sale

Friday, 29 September 2023

10/18 Captain Cook Crescent, Griffith, ACT 2603

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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**\$499,000+**

Located within Canberra's most desired postcode of 2603 this split-level apartment will appeal to both investors and owner-occupiers alike. It is situated perfectly as it is walking distance to Manuka shops, old Kingston and the Kingston Foreshore, Lake Burley Griffin, Parliament House and Barton. Stepping inside you are immediately taken aback by the natural light and spacious feel that number 10 presents. The property is on the ground level of the complex and therefore you can avoid the lift and common corridors when leaving home to visit one of the many cafes or restaurants that are at your doorstep, as Manuka and Kingston are home to some of the best eateries in the Canberra region. Traditionally these apartments have been great investment units with rental prices recently ranging from \$500 per week to \$550 per week for furnished properties. The key to these prices is its proximity to the Parliamentary Triangle and the many Barton offices contained within that area. All furnishings can be included within the sale making it move in ready for tenants - there is even cutlery in the drawers! Downstairs there is a single secure car space and storage cage. Features:- East facing- Separate powder room for guests- All furniture included- Under stair storage- High rental returns throughout the development

Figure Summary (all approx.):- 65m<sup>2</sup> internally + 9m<sup>2</sup> of balcony- Body corporate fees: \$960 p.q.- General rates: \$390 p.q.- Water and sewage: \$185 p.q.- Land tax (if let): \$465 p.q.