

10/8 Giles Street, Griffith, ACT 2603

LUTON

Sold Apartment

Sunday, 13 August 2023

10/8 Giles Street, Griffith, ACT 2603

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Sophie Luton
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Contact agent

Located in old Griffith, only moments from East Hotel, Telopea Park, Old Kingston and Manuka Shops this apartment offers an idyllic Inner South lifestyle. On the 2nd floor with windows on two sides of the solidly built apartment, the large open-plan living room has full length floor to ceiling glass windows that take in the treescape across Giles Street. A very spacious kitchen with electric cooking, dishwasher and plenty of storage and bench space. Two generous bedrooms, both with built-in-robos, main bathroom, separate laundry and a car space complete this light filled offering. If space, light and location are important to you, this apartment is not to be overlooked! Features:

- Light and windows on two sides of the apartment
- Generously sized
- Open-plan living room with full length, floor to ceiling windows
- Balcony
- Spacious updated kitchen with dishwasher
- Bathroom and separate laundry
- Both bedrooms with built-in-robos
- Single car space
- Walk to East Hotel / Kingston Hotel (1 minute)
- Walk to Old Kingston and Manuka Shops (5 minutes)
- Kingston Foreshore and Lake Burley Griffin are only a short stroll away
- Barton Offices and Parliamentary Triangle are all in very close proximity
- Currently tenanted at \$520 per week. Lease expires 25/8/23 (with 2 months' notice from this date it can be vacant)

EER: 6 Land Rates: \$728 P/Q approx Body Corporate: \$950.50 P/Q approx (including sinking fund) Land Tax: \$920 P/Q approx (if investment property) Living Area Size: 89m² approx Rental appraisal \$520-\$550 per week approx