

**107/11 Giles Street, Griffith, ACT 2603**



## **Apartment For Sale**

Friday, 8 March 2024

107/11 Giles Street, Griffith, ACT 2603

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Luzian Borst  
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## \$449,000 - \$499,000

Discover a lucrative investment in the heart of Griffith with this stylish two-bedroom apartment. Situated amidst the cafés restaurants and shopping boutiques of Manuka and Kingston, and in proximity to government departments. This property offers both prime location and enduring value. The modern interior features 2 bedrooms, both with built in robes, a well-appointed kitchen, open-plan living, and a private balcony as well as a leafy courtyard. The complex's well-maintained facilities, including indoor and outdoor pools, a spa, sauna, BBQ area, and lush gardens, enhance the overall appeal. This investment opportunity, currently on a long term lease to Adina serviced apartments, guarantees an annual rental return \$28,218.96 gross, reviewed yearly, until Dec 2025. Don't miss this chance for a hassle-free investment, providing both immediate returns and long-term stability in a highly sought-after locale. Features: - ? Fantastic Inner-South location between Manuka and Kingston - ? Close to an array of government departments - ? Exceptional investment opportunity with effortless guaranteed income - ? Lease agreement through Adina until Dec 2025 - ? Two bedrooms, both with built-in robes - ? Modern kitchen with stone benches and stainless steel appliances - ? Open-plan lounge and dining - ? Front courtyard - ? Balcony - ? Stunning well-appointed bathroom with combined laundry - ? Beautifully kept complex with indoor and outdoor pool, spa, sauna, BBQ area, and mature gardens - ? A rare and exciting opportunity for guaranteed income in a highly sought-after locale - ? Guaranteed rental return of over \$28,218.96 gross per year