

113/11 Giles Street, Griffith, ACT 2603

LUTON

Apartment For Sale

Thursday, 16 May 2024

113/11 Giles Street, Griffith, ACT 2603

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 63 m2

Type: Apartment



Julia Atkinson
0261780200



Tim and Justine Burke
0261780200

\$529,000+

Centrally located in the sought-after suburb of Griffith, this fantastic investment is not one to be missed. Situated between Manuka and Kingston shops you're within walking distances of endless cafes, restaurants and amenities making it a very appealing lifestyle opportunity. The updated interior offers two bedrooms, one modern bathroom, with a front and back courtyard. The back courtyard is fully enclosed with private access on to Giles Street. Adina Serviced Apartments offers a large indoor pool, gym, sauna, and well-maintained complex gardens. Apartment 113 has one undercover car space, with lift access to the ground floor apartment. Currently on a long-term lease with Adina Serviced Apartments the risk free nature of this opportunity means this unit receives a guaranteed rental return of \$29,205 for 52 weeks of the year until December 2025. With this in place you won't have to worry about occupancy. Single level, super convenient location – It's simply too good to miss. Features

- Two-bedroom, one bathroom apartment
- Modern bathroom
- Light filled living
- One reverse cycle split system
- Private courtyard with access to Giles Street
- One undercover car space
- Off-street visitor parking
- Adina Gym, Pool and Sauna
- Guaranteed occupancy 52 weeks of the year with a rental return of \$29,205 per annum reviewed annually, with capital growth potential
- Lease agreement until December 2025
- Located in the Inner South
- Walking distance to Kingston and Manuka Shops

EER: 6
Living Size: 63m² plus 63m² courtyard space (approx.)
Body Corporate Fees: \$7,454 p.a (approx.)
Land Rates: \$2,759 p.a (approx.)
Land Tax: \$3,520 p.a (approx.)
Water and Sewage: \$747 p.a (approx.)