

122/11 Giles Street, Griffith, ACT 2603

Apartment For Sale

Thursday, 4 April 2024

122/11 Giles Street, Griffith, ACT 2603

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Nick Purnell
0262952011



Sam Glyde
0428221300

\$540,000+

Located on the first floor and flanked by two balconies, this spacious two-bedroom apartment is ideal for an owner occupier or an investor. It is situated on Giles Street and therefore halfway between Kingston Shops and Manuka. This means it is also within walking distance to the Parliamentary Triangle, Lake Burley Griffin, the Kingston Foreshore and a range of great local schools. This location is unmatched when considering the lifestyle options the Inner South offers. Stepping inside you will be impressed by the functional floorplan that offers light on both sides, bedrooms that are separated by the bathroom, an open plan kitchen with great storage and a living area that flows perfectly onto the large balcony. The property is flooded with natural light and as it is at the rear of the development there is no road noise making it peaceful and quiet. This property is perfect for an owner occupier looking to enjoy the local lifestyle and amenities or an investor looking to secure a high rate of return. The property is currently leased until the end of May at \$550 per week but the development also allows short term rentals or AirBNB. In Summary:

- Flooded with afternoon sun
- Great location, walking distance to Parliamentary Triangle, Manuka, Kingston and Lake Burley Griffin
- Indoor pool & outdoor pool
- Fantastic investment opportunity with a high rate of return and can be AirBNB rented
- 63m² of internal area + 13m² of balcony

Figure Summary (all approx.)

- Built: 1999
- Body Corporate: 1784.59 (p.q.)
- General Rates: \$639.92 (p.q.)
- Water & Sewerage: 175.00 (p.q.)
- Land Tax (if let): \$743.75 (p.q.)
- Sinking fund balance: \$770,000