

128/11 Giles Street, Griffith, ACT 2603

PURNELL
SINCE 1987

Sold Apartment

Friday, 11 August 2023

128/11 Giles Street, Griffith, ACT 2603

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Nick Purnell
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\$549,000

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 should rent for \$500 per week unfurnished, \$550 per week furnished or even higher if rented out on a short-term basis which is allowed under the body corporate rules.

Summary:

- Flooded with afternoon sun
- Great location, walking distance to Parliamentary Triangle, Manuka, Kingston and Lake Burley Griffin
- Renovated kitchen and vinyl flooring
- Indoor pool & outdoor pool
- Fantastic investment opportunity with a high rate of return
- 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)