

13/72 Canberra Avenue, Griffith, ACT 2603



Townhouse For Sale

Wednesday, 24 April 2024

13/72 Canberra Avenue, Griffith, ACT 2603

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 110 m2

Type: Townhouse



Andy Greenberger

0400819650

Auction

Auction Location: Onsite Positioned approximately 400m away from the popular and cosmopolitan Manuka Retail precinct; this modern townhouse provides a very comfortable lifestyle that generously spills over two levels and will be sure to impress the most discerning buyer. The lower level incorporates a large open plan living area furnished with timber floors, high ceilings, a spacious gourmet kitchen with stone bench tops, laundry and both front and rear courtyards for alfresco entertaining. Upstairs you will find two generous and segregated bedrooms with built in robes and also their own private balconies, a main bathroom with sumptuous bath, an ensuite to the master bedroom and high ceilings throughout. The complex was named after the architect Heather Sutherland who played an important role in developing the Inner South's modern architectural style. The Sutherland complex was redeveloped back in 2001 and the original apartments were updated and a handful of new additional townhouses were built. The end result created a charming and unique blend of both the old and new. If you are looking to secure a town residence in the Heart of the Inner South, this offering should definitely be on your shopping list and is a must to inspect!

Townhouse size: 116m² approximately
Rates: \$3540 per annum approximately
Land tax: \$4797 per annum approximately (only if rented out)
Body corporate fees: \$1879 per quarter approximately

Property features
Well-equipped kitchen with stainless steel appliances and granite bench tops
Good sized bedrooms with built in robes and their own private balconies, High ceilings on both the ground and upper level
Timber flooring throughout the main living area
Ducted reverse cycle air conditioning
Floor to ceiling tiling in ensuite and bathroom
2 secure basement car spaces
Abundant storage
Security cameras
An easy stroll to a variety of cafes, bars, restaurants and supermarket
Plus a host of other features.