

**132/11 Giles Street, Griffith, ACT 2603**

**Apartment For Sale**

Thursday, 25 April 2024

132/11 Giles Street, Griffith, ACT 2603

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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**\$499,000+**

Positioned on the first floor and bordered by dual balconies, this expansive two-bedroom residence presents an enticing prospect for both homeowners and investors. Nestled on Giles Street, it occupies a coveted midway point between Kingston Shops and Manuka, granting easy access to the Parliamentary Triangle, Lake Burley Griffin, Kingston Foreshore, and a selection of esteemed local schools. The unmatched lifestyle offerings of the Inner South are exemplified by this prime location. Upon entering, you'll discover a well-conceived layout flooded with natural light, featuring bedrooms intelligently separated by a renovated bathroom. The open-plan kitchen, boasting ample storage, seamlessly melds with the living area, flowing effortlessly onto the spacious balcony. Positioned at the front of the development, the property enjoys a view over Giles Street. This residence is an ideal choice for those eager to embrace the vibrant local scene or an investor as the property is leased until early May at \$500 per week. The building also affords the flexibility of short-term rentals or Airbnb arrangements, catering to a diverse array of investment strategies.

Features:

- Flooded with morning sun
- Great location, walking distance to Parliamentary Triangle, Manuka, Kingston and Lake Burley Griffin
- Renovated bathroom
- Indoor pool & outdoor pool
- Fantastic investment opportunity with a high rate of return and can be AirBNB rented
- 63m<sup>2</sup> of internal area + 13m<sup>2</sup> of balcony

Figure Summary (all approx.)

- Built: 1999
- Body Corporate: \$1863 (p.q)
- General Rates: \$639 (p.q.)
- Water & Sewerage: \$185 (p.q.)
- Land Tax (if let): \$743 (p.q)
- Sinking fund balance: \$770,000