

137/11 Giles Street, Griffith, ACT 2603

PURNELL
SINCE 1987

Apartment For Sale

Thursday, 8 February 2024

137/11 Giles Street, Griffith, ACT 2603

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Apartment



Nick Purnell
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Sam Glyde
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\$615,000+

Located on the first floor and flanked by two balconies, this spacious three-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, two bedrooms are separated by the bathroom and the other is separated on the other side of the property. The kitchen has great storage and the living area that flows perfectly onto the large balcony. The property is flooded with natural light and has views over Giles Street. 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 \$600 per week unfurnished, \$650 per week furnished or even higher if rented out on a short-term basis which is allowed under the body corporate rules. In Summary:

- Flooded with natural light
- 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
- 77m² of internal area + 17m² of balcony

Figure Summary (all approx.)

- Built: 1999
- Body Corporate: \$2089 (p.q)
- General Rates: \$733 (p.q.)
- Water & Sewerage: 175.00 (p.q.)
- Land Tax (if rented): \$939 (p.q)