

**15/111 Canberra Avenue, Griffith, ACT 2603**

**CARTER + CO**

**Sold Unit**

Friday, 11 August 2023

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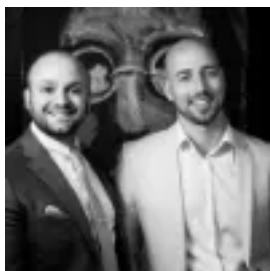
**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 79 m2**

**Type: Unit**



James Carter And Nik Brozinic  
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## Contact agent

The Features You Want To Know; - Two-bedroom, two-bathroom apartment- Master bedroom with walk-in-robe, ensuite and balcony access- Second bedroom with built-in-robe- Positioned on the second floor - Open plan living and dining area- Galley kitchen- Stone benchtops- AEG appliances- European laundry- Floor-to-ceiling tiling in bathrooms- Linen cupboard- Intercom for visitors- Secure basement car park- Storage cage- Well-kept common courtyard in complex with BBQWhy You Want To Live Here. Located in the Axiom complex in Griffith, this two-bedroom apartment presents a great opportunity for owner occupiers, downsizers and investors alike.Showcasing a functional floorplan, a galley kitchen overlooks the open plan living and dining areas, which lead out to the covered balcony. The well-equipped kitchen features stainless steel AEG appliances and stone benchtops, which are complemented by ample pantry and bench space. Accommodation is two sizeable bedrooms, both with built-in-robos. The master bedroom has an ensuite, and private access out to the balcony. Additional features include a European laundry which affords space, an intercom for visitors and complex BBQ facilities. Situated within close proximity to Fyshwick Markets, Manuka Village, Kingston Shops and the Parliamentary Triangle, the location of Axiom is unsurpassed. Don't miss this opportunity to enjoy living a convenient lifestyle or reap the rewards of strong rental yields.The Stats You Need To KnowEER: 6 starsInternal Size: 79m<sup>2</sup> (approx.) Rental Appraisal: \$570-\$600 per week (unfurnished)Rates: \$1,848 per annum (approx.)Land Tax: \$2,296 per annum (approx.)Body Corporate: \$1,277 per quarter (approx.)Car; One Car Space