

15/18 Captain Cook Crescent, Griffith, ACT 2603



Sold Apartment

Sunday, 15 October 2023

15/18 Captain Cook Crescent, Griffith, ACT 2603

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 73 m2

Type: Apartment



Amr Bakry
0400284930



Louise Harget
0261031063

\$500,000

Character, charm and convenience all melded into one property opportunity. This architectural one bedroom apartment split over two levels is not one to miss. Unique in its design, form and function, this oversized apartment is 73sqm internally and energy efficient with a 6 star rating. Boasting with lifestyle, you have go-to locations like Public, Patissez and Belluci's right around the corner. As you enter the apartment, you walk through into the kitchen, dining and living level. All east facing to capture the morning sun and enjoy your cuppa on the balcony. Downstairs is where you will find the bedroom, main bathroom, laundry and a second oversized balcony. Upper level*Living, dining, kitchen, powder room and east facing balcony*Raked ceilings with skylights*Skylights fitted with electric open/close and shutters*Reverse cycle split system (heating & cooling)*Kitchen complete with stove, oven, dishwasher and double sink*Timber floors to dining and kitchen area Lower level*Bedroom, bathroom, laundry and balcony*East facing balcony with wall mounted clothesline*Under stair storage*Built in robe*Partially double glazed for sound and weather insulation*Basement car space + storage cage*Walking distance to Manuka precinct*Walking distance to local ovals and grasslands*Move in before Christmas*Furniture included in purchase or unfurnished option available *Very strong and reliable body corporate with healthy funds* Subject to tenancy - just rented for \$540 per week EER: 6 stars Internal size: 73sqm Balconies: 20sqm Strata: \$3,949pa (approx.) Rates: \$1,531pa (approx.) Land Tax: \$1,851pa (approx. only if rented) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.