

**17/115 Canberra Avenue, Griffith, ACT 2603**



**Apartment For Sale**

Friday, 25 August 2023

17/115 Canberra Avenue, Griffith, ACT 2603

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 81 m2**

**Type: Apartment**



Jane Macken  
0262888888



Gabby Woods  
0449901115

**\$630,000**

With the option of purchasing fully furnished, this outstanding apartment combines style and functionality to create sophisticated, life-enriching spaces you'll want to come home to. The design of the highly regarded 'Indigo' complex successfully marries style with function to create a distinctive landmark that is both striking and respectful to its environment. Freshly painted and with new carpets, this home is ready to move in or rent out. Generous sized windows and a sunny aspect amplify the living space within a well-designed open plan layout. The modern kitchen boasts stone bench tops and large breakfast bar, plenty of storage, high-quality Bosch oven, cooktop and dishwasher. The spacious living and dining areas are enhanced by reverse cycle heating and cooling unit, access to the large balcony area via large double glazed sliding doors and windows allowing comfortable, all year round entertaining. Two spacious bedrooms offer built in robes and plenty of space, with the master bedroom featuring a chic ensuite, its own split system reverse cycle unit and access to the balcony. The second bedroom and living are serviced by the main bathroom with floor to ceiling tiles, and stylish recessed storage shelf. The apartment can be purchased fully furnished including all modern and high quality furnishings and décor items. Ideal for new homeowner to move in with nothing to do but unpack or as an investment with high returns, previously rented for \$680 per week fully furnished. Within this prized complex you will discover glorious surrounds and facilities that include lift access, communal gym, BBQ and entertaining areas. This ultimate location ensures that you are just moments from the Parliamentary Triangle, Griffith shops, Kingston shops, a short drive or bike ride from the Kingston foreshore, walking tracks and numerous boutiques and cafe's all combining to produce the life you've been craving. - The option of purchasing fully furnished including electric reclining lounge suite and Australian made timber furniture plus all décor items- Ready to move in or rent out- Generous open plan living and dining- Spacious covered balcony- Double-glazed windows- New carpets- Freshly painted- Spacious kitchen with Bosch stainless steel oven, cooktop & dishwasher, stone benches and breakfast bar, plenty of storage- Two large bedrooms, master with ensuite, reverse cycle unit and balcony access- Concealed euro laundry with built in clothes rack- Secure access and intercom- Lift access- 2 car spaces- Storage cage- Complex with gym, BBQs & communal lounge room- Moments from Kingston & Griffith shops and the Kingston Foreshore plus quality schools and the Parliamentary Triangle Living size: 69m<sup>2</sup> living & 12m<sup>2</sup> balcony (approx.) Rates: \$1,492.96 p.a (approx.) Land tax: \$1,916.02 p.a (approx.) (only if rented) Body Corporate: \$1,279.65 p.q (approx) Construction: 2017 EER: 6 stars Disclaimer: Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ Hooker Woden/Weston does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.