

17 Bannister Gardens, Griffith, ACT 2603



House For Sale

Thursday, 8 February 2024

17 Bannister Gardens, Griffith, ACT 2603

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 905 m2

Type: House



Vince Qi

0262952433



Chelsea Chamberlain

0439827310

Auction

Nestled in a desirable neighbourhood, this charming property offers a generous land size and an abundance of potential for the lucky new owners. With ample space for future development, this property offers endless opportunities to expand or enhance the existing dwelling. Embrace the size and envision the possibilities - whether it is a spacious garden, outdoor living area, or a future extension, you have the freedom to create the perfect space that suits your lifestyle. Conveniently located near local schools, shopping centres, and parks, ensuring easy access to all the amenities Griffith has to offer. Whether you are looking for a comfortable family home or seeking an investment opportunity, 17 Bannister Gardens presents an exceptional option. Do not miss the chance to own this near original character home, with all its promise and possibilities. In close proximity to:

- Manuka Shopping Village
- Manuka Oval
- Kingston Foreshore
- Fyshwick Fresh Food Market
- St Clare's College
- St Edmund's College Canberra
- Canberra Grammar School
- Canberra Girls Grammar School
- Red Hill School
- Parliamentary Triangle
- Bannister Gardens Pre-school

Statistics (all measures/figures are approximate):

- Land size: 905.00 sqm
- Home size: 84.17 sqm
- Land value \$1,560,000 (2023)
- Rates: \$1,896 apx per quarter
- Land tax: \$3,666 apx per quarter (if purchased as an investment)
- Rental appraisal: \$500.00 - \$550.000 per week
- EER: 1.0