

18/3 Burke Crescent, Griffith, ACT 2603

LUTON

Unit For Sale

Thursday, 11 April 2024

18/3 Burke Crescent, Griffith, ACT 2603

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 102 m2

Type: Unit



Mina Etminan
0449234646

Auction

Luton Properties and Mina Etminan are delighted to introduce this charming and distinctive apartment located at 18/3 Burke Crescent, Griffith! This exceptional two-story residence is light, airy and north facing, with views towards new Parliament House. Featuring two spacious bedrooms, a contemporary bathroom and ensuite bathroom on the top floor, convenient powder room off the huge living and dining spaces on the floor below, with functional kitchen and separate laundry. Presented in immaculate condition with new high quality carpet and freshly painted. Enjoy the outdoors on the balcony. Take advantage of the large double garage, with enough space for storage, private access and electric doors for added ease. Situated in close proximity to excellent private and public schools, Fyshwick markets, shopping centres, public transportation, and the iconic Manuka Oval, the location offers plenty of advantages. 18/3 Burke Crescent presents a lifestyle of luxury and convenience. Don't miss the chance to experience it firsthand, as this incredible opportunity won't last long on the market! Some details include: Block Size: 2406m² Living Size: 102m² Lower Level: 46m² Higher Level 56m² Balcony: 10m² EER: 6.0 UV: \$189,000 Strata incl Sinking fund: \$2592 per quarter approximately Land Tax: \$684 per quarter approximately