

# 21/8 Giles Street, Griffith, ACT 2603



## Apartment For Sale

Wednesday, 15 May 2024

21/8 Giles Street, Griffith, ACT 2603

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Sophie Spokes

0452112343

**\$625,000 - \$645,000**

A cleverly designed floor plan positions the living room & balcony on the west face of the home, making it the perfect spot to curl up with an evening cuppa or vino of choice to enjoy the sunsets year round. On the east face, is the two oversized bedrooms which warm up beautifully in the mornings with the sunrises. This home's 90sqm floorplan also allows ample space for separate living & dining areas whilst also accommodating space for a full laundry room tucked behind the kitchen & even a bathtub to enjoy! Located in the heart of Griffith, this two bedroom abode is within walking distance to many amenities. Just a 500m walk away is the new Supabarn Kingston centre with many options for coffee, lunch or dinner. And with just an 11 minute drive you will find yourself in Canberra's CBD or the Brindabella Business Park/Airport area. The Perks: • Close proximity to Parliamentary Triangle, Brindabella Business Park & Airport • 2 minute walk to Muse Cafe & Agostini's Restaurant • 7 minute walk to Supabarn precinct • Clever floorplan design • 2 oversized bedrooms with built in robes • Bathroom with separate shower & bath • Full sized laundry room • Full sized galley style kitchen with dishwasher & stone benchtops • Reverse cycle split system air conditioning in the living area • Allocated covered car space

The Numbers: • Unit living area: 90m<sup>2</sup> • Balcony area: 11m<sup>2</sup> • EER: 1.5 stars • Building completed: 1970 • Current rental income: \$590 per week (fixed term lease until Jan 2025) • Rates: \$777 p.q. approx. • Land Tax \$1002 p.q. approx. • Strata/Body Corp: \$1098 p.q. approx.