

**22/111 Canberra Avenue, Griffith, ACT 2603**



**Apartment For Sale**

Saturday, 18 November 2023

22/111 Canberra Avenue, Griffith, ACT 2603

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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## Auction Price Guide \$829,000+

Auction Location: LJ Hooker Canberra City Keen Sellers Will Consider Offers Prior Auction Auction: 13th December 5:30pm at LJ Hooker Canberra City Discover the epitome of lifestyle living at 22/111 Canberra Avenue, Griffith. Located in the highly coveted Griffith, this 3-bedroom gem is a stone's throw away from Canberra's culinary hot spots in Manuka and Kingston. Situated across the road from a school, ensuring easy access for families. Accessible from all bedrooms, there is an expansive balcony is perfect for enjoying the outdoors and entertaining. If that is not enough for your guests, there is also a neat bbq area surrounded by greenery. This is your chance to get into the boutique high end development with only 51 apartments! Features: - Perfect entry for your family to the sought after location of Griffith - Close vicinity to Canberra's food destination of Manuka and Kingston - Across the road from schooling options - 3 large bedrooms, main bedroom equipped with an en-suite - An enormous balcony which can be accessed from all the bedrooms - Larger than usual living area - Beautiful floorboards - Great inclusions with modern kitchen - Garden and bbq area for residents to use Essentials: - Indoor Space: 101 sqm - Outdoor Space: 29 sqm - Year Built: 2017 - Rent: \$763 p.w. - Tenanted till: 8th Feb 2024 - Rates: \$1,535 p.a. (approx) - Strata: \$7,505 p.a. (approx) - Land Tax: \$1,952 p.a. (approx) investors only - EER: 4