

24/115 Canberra Avenue, Griffith, ACT 2603



Apartment For Sale

Thursday, 26 October 2023

24/115 Canberra Avenue, Griffith, ACT 2603

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 54 m2

Type: Apartment



Sophia Spokes
0452112343



Andrew White
0406753362

\$479,000

An opportunity to secure a one bedroom apartment in the Indigo complex in the heart of Griffith. Energy efficient with a 6 star rating and an unbeatable locale, this is one to add to your weekend open home schedule. The kitchen features a breakfast bar to utilise the bench space for meals and guests. Complete with electric stovetop, oven, dishwasher and a microwave cavity, you won't be compromising on space in this apartment. The floor plan has been cleverly configured with a dedicated laundry room as well as two way access into the bathroom. The spacious bathroom features face level storage cabinets and a feature timber shelf for added convenience. With only a 5 minute drive to government buildings such as DFAT, a 10 minute drive to the Canberra CBD and a 15 minute walk to the Kingston foreshore the location of this apartment is perfectly positioned for an ideal work life balance. * Double glazing* Segregated laundry room* Two way access bathroom and built in face level storage* Kitchen complete with breakfast bar and Bosch appliances (electric cooktop, oven and dishwasher)* Bedroom with built in robe and access to balcony* Reverse cycle split system (heating/cooling)* Indigo complex with security, communal lounge room, gym and BBQ facilitiesEER: 6 starsSize: 54sqm + 12sqm balconyBuilt: 2017Est. Rental Return: \$480 - \$520 per weekStrata: \$986pq(approx.)Rates: \$422pq (approx.)Land Tax: \$515pq (approx. only if rented)Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.