

25/16 Eyre Street, Griffith, ACT 2603



Apartment For Sale

Wednesday, 24 April 2024

25/16 Eyre Street, Griffith, ACT 2603

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 105 m2

Type: Apartment



Louise Harget
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Offers over \$615,000

Perfect for first home buyers and investors looking for an opportunity for good capital growth, and a bit of a renovation challenge in time yet so much square meterage to work with, this well-positioned first-floor two-bedroom apartment is situated just a short stroll from the vibrant hub of cafes, restaurants, and bars of both Kingston and Manuka. Upon entering Unit 25, you'll find open living, dining and kitchen, which flows onto a generously proportioned main bedroom and en-suite bathroom, ample built in storage space, and an additional bedroom with a wall built-ins. The unit features a comfortable balcony on the northern aspect, offering distant views of the communal swimming pool. It's position ensures natural light from two sides of the property, enhancing its appeal and comfort with lovely cross flow of air. Unlike others in the complex, apartment 25 has dual air conditioning units, one for the living, one for the bedroom zone. Residents of "Kingston Terrace" have access to communal amenities including a BBQ area, tennis court, and swimming pool, perfect for enjoying leisurely weekends. The property includes a secure undercover allocated car space and a spacious storage cupboard. Close proximity to Manuka and the Kingston Foreshore precinct, and convenient access to local bus routes nearby, #25 is the ideal location.* 2 bedroom ensuite both with built-in robes* Large open plan living and dining * Dual air conditioning units* Secure undercover car space and storage cupboard* Communal facilities including pool, tennis court, BBQ area and children's playground.* Walking distance to Griffith Shops, Manuka, Kingston and Lake Burley Griffin EER: 6.0 Living Size: 105sqm + 4sqm balcony Rates: \$2,792pa (approx.) Land Tax: \$3,488pa (approx.) Strata Levies: \$1,621pa (approx.) 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.