

25/6 Cunningham Street, Griffith, ACT 2603

PURNELL
SINCE 1987

Sold Apartment

Monday, 28 August 2023

25/6 Cunningham Street, Griffith, ACT 2603

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



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\$625,000

Situated across the road from the Kingston Oval and therefore in the heart of the inner south 25 'Century' is a superb offering to the market. It is an easy walk to either Kingson or Manuka where you can find a plethora of choices for coffee, casual and fine dining, trendy bars and boutique shopping. Nearby are some of Canberra's finest schools and colleges as well as government agencies, national icons and transport routes. This means you have the ability to walk to work if you work in the Parliamentary Triangle. Stepping inside you will find a fantastic unit that is in great condition. The floorplan is functional and has two bedrooms (both with built-ins), spacious bathroom and a separate laundry. The kitchen is well equipped and has lots of storage, whilst the living and dining room is spacious and flows out onto the balcony. This balcony makes for a great space for entertaining. The property will suit an owner occupier looking to secure a great Inner South property or an investor looking to buy a blue chip investment. In Summary:

- 70m² internally plus 11m² of balcony
- Top floor with lift access
- Great Inner South location
- Large balcony for entertaining
- Views over the Inner South
- Fantastic condition
- Separate laundry
- Secure parking
- Intercom access

The approximate outgoings are:

- Body corporate: \$1246 p.q.
- General rates: \$540 p.q.
- Water and sewage: \$175 p.q.