

26/47 McMillan Crescent, Griffith, ACT 2603

LUTON

Unit For Sale

Thursday, 6 June 2024

26/47 McMillan Crescent, Griffith, ACT 2603

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Geraldine Collison

0419208244

\$289,000+

Are you looking for a brilliant investment, are you looking for a home away from home, are you looking to begin your real estate journey or are you tired of paying rent? If the answer is yes to any of these questions then make sure you inspect number 26 without delay! Situated in McMillan Gardens this ground floor apartment includes an open-plan living room and kitchenette, spacious bedroom and renovated bathroom. Single car accommodation outside the apartment and plenty of visitor carparks. The complex includes a swimming pool with the surrounding area about to be upgraded. The apartment is in close proximity to the Fyshwick markets with its fabulous array of fresh food outlets and cafes. There are excellent schools in the area - an easy stroll to St Clare's and St Edmund's Colleges and in close proximity to Narrabundah College, Telopea Park School, St. Benedict's Primary School and the Narrabundah Early Childhood School. Number 26 currently has an excellent tenant in place paying \$380 per week. With an Inner South location and showing a brilliant rental return this property could be the beginning of your real estate journey.

Features
One bedroom apartment - great Inner South location
Light-filled living room with adjacent kitchenette with plenty of cupboard space, microwave convection oven, two burner Westinghouse electric cooktop and laundry nook with sink
Spacious bedroom with wardrobe area including good hanging space and drawers
Renovated bathroom
Single car accommodation and visitor carparks
Complex includes a swimming pool, the surrounding area is about to be refurbished
Close to the Fyshwick Markets offering a great array of fresh food outlets and cafes
Excellent schools in the area - an easy stroll to St Clare's and St Edmund's Colleges and in close proximity to Narrabundah College, Telopea Park School, St. Benedict's Primary School and the Narrabundah Early Childhood School
Body Corporate Fees including Sinking Fund \$3,724.20 per annum
Annual Rates \$2,374.28 per annum