

**304/107 Canberra Avenue, Griffith, ACT 2603**



**Apartment For Sale**

Saturday, 17 February 2024

304/107 Canberra Avenue, Griffith, ACT 2603

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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**\$679,000+**

Named after the Aboriginal word which means 'permanent' or 'always there', 304 'Killara' has stood the test of time and those who buy into the complex never want to leave. Located on the third floor of this well-established building this apartment marries a large spacious living area with lots of natural light. Killara is perfectly located; close to Kingston, Lake Burley Griffin, Manuka and local schools such as St Edmund's College and St Clare's College. This means if you work in the Parliamentary Triangle you can leave the car at home and walk to work or the plethora of hospitality venues that are at your doorstep. Stepping inside you will be taken aback by the sheer size of this property with there being 98m<sup>2</sup> of internal living area. The living room measures approximately 8.9m x 6.7m which makes for a generous entertaining area and this flows onto the outdoor balcony which would make for a great spot to entertain friends over a vino or enjoy your morning coffee before work. The kitchen is nicely appointed and features ample storage, stainless steel appliances and stone bench tops. It is positioned next to the dining and living areas which are carpeted and are serviced by a reverse-cycle air conditioner. Both of the bedrooms are equally as spacious and the master has access to its own private ensuite. Downstairs there is a single underground car space. There are also a number of visitor spaces that are also undercover. This property would be ideal for an owner occupier looking to reside in the Inner South or an investor looking to secure a 'blue chip' asset. In Summary:

- Great spacious floor plan measuring 98m<sup>2</sup> internally + 10m<sup>2</sup> externally
- Walking distance to the Parliamentary Triangle, Manuka, Kingston and Lake Burley Griffin
- Intercom for secure entry
- Filled with northern natural light
- Established building with \$362,000 in sinking fund
- Lift access
- Car space + storage cage

Figure Summary: (all approx.)

- Body corporate: \$2277 p.q
- General rates: \$459 p.q
- Water & sewage: \$185 p.q