

37/109 Canberra Avenue, Griffith, ACT 2603

maloneys

Apartment For Sale

Saturday, 16 December 2023

37/109 Canberra Avenue, Griffith, ACT 2603

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Moira Maloney
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\$435,000

On offer is a charming, entry-level, one-bedroom apartment in a high quality complex with a great nor/westerly aspect. Offering a functional galley-style kitchen with quality AEG appliances and stone benchtops, living room and dining areas share access to a sunny balcony whilst the spacious main-bedroom includes a built-in robe and also opens onto the balcony, adding light and airiness to this unique home-away-from-home. Ideal for the visiting professional, Grad student or astute investor, you will be impressed with the convenience of the spacious, bright bathroom, European-style laundry, single, secure parking, linen press and additional storage. A communal gym, lounge room, external BBQ facilities and garden seating adds to the convenience of this home that highlights cosy living at its functional best. Situated close to Kingston, Manuka and the Fyshwick Markets, this is an opportunity not to be missed.

Property Highlights: One bedroom apartment
Excellent condition throughout
North - West Facing
One car space and storage cage
High quality AEG appliances
Reverse cycle wall unit heating and cooling
Full sized Dishwasher & clothes Dryer
Gymnasium
Allocated Car Space
Security Access
Shared common lounge/games area
Shared courtyard with BBQ for residents

Property Details: Year Built: 2015
Number in Complex: 78
Level 3
Apartment Size: 53m2
Plus balcony: 6m2
Rates \$415 per quarter
Body corporate fees: \$799.45
Rental Appraisal: \$450 per week
Land Tax: \$520.65 per quarter

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