

40/18 Captain Cook Crescent, Griffith, ACT 2603



Apartment For Sale

Thursday, 13 June 2024

40/18 Captain Cook Crescent, Griffith, ACT 2603

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Oumaya Escribe

0432341179

\$499,900+

NOTE: Please access apartment from Flinders Way entrance located near Subway- There will be open signs for reference. Please call Oumaya on 0432 341 179 if you are having trouble with access. Experience modern living with this "New York" style one-bedroom loft, ideally located in the heart of Manuka's Shopping Precinct. This beautifully designed apartment features a spacious open-plan layout that combines functionality and style. Upon entering, you'll be captivated by the high ceilings and the expansive 5-metre-high double casement glass doors and windows that flood the living area and upstairs bedroom with natural light. What you'll love: Turn-key Ready: Fully furnished option, including a fridge and microwave, making it move-in ready for you or your tenants. Thoughtful Design: Separate powder room for guests on the ground floor. Under-stair storage, as well as ample upstairs storage. Secure car park and storage. Sophisticated Loft Design: Freshly repainted, the loft-style layout maximises space and light for a chic and modern living experience. Unbeatable Location: Just steps away from Canberra's finest restaurants, cafes, and boutiques. Coles is conveniently located right below the complex! A short drive takes you to major Government Departments in the Parliamentary Triangle, the lively hubs of Griffith and Kingston, Fyshwick Markets, and the scenic Lake Burley Griffin. Don't miss this chance to secure a stylish and convenient lifestyle in one of Canberra's most sought-after areas. Figure Summary (all approx.): 65m² internally + 9m² of balcony Body corporate fees: Admin \$583.00, Sinking \$445.50, Total: \$1,028.50 p.q. Rates: \$390 p.q. Water: \$185 p.q. Land tax (investment): \$465 p.q. NOTE: Please access apartment from Flinders Way entrance located near Subway- There will be open signs for reference. Please call Oumaya on 0432 341 179 if you are having trouble with access.