

**44/1 Oxley Street, Griffith, ACT 2603**



**Apartment For Sale**

Friday, 15 March 2024

44/1 Oxley Street, Griffith, ACT 2603

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Eva Bono  
0415668718



Ben Bailey  
0415849236

**\$419,000+**

What you see: A ground floor courtyard apartment moments from Kingston and Manuka. An ideal way to enter the market as a first home buyer or investor. What we see: An opportunity to add your own personal cosmetic touches and increase capital value. See more: 1 bedroom apartment in Manuka Park Serviced Apartments Large private North facing courtyard Open plan kitchen and living Bedroom with built-in-robe Reverse cycle split system Recently updated pool in complex 1 allocated underground car space 2 min walk to Manuka Oval 6 min walk to Manuka Shopping Precinct 7 min drive to Parliament House 10 min walk to Eyre St, Market Kingston 10 minute drive to City Centre Living: 45m<sup>2</sup> Courtyard: 27m<sup>2</sup> Total: 72m<sup>2</sup> EER: 4.5 Built: 1986 Rates: \$2,796 p.a Strata: \$1,456 p.q (including sinking fund) Land Tax: \$3,543 p.a (only applicable for investors) Currently leased at \$430 per week until 3 May 2024 Disclaimer: The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.