

**49/13-15 Sturt Avenue, Griffith, ACT 2603**

**Sold Apartment**

Monday, 14 August 2023

**total  
property**  
management

49/13-15 Sturt Avenue, Griffith, ACT 2603

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Craig Bright  
0262394555



Ainslie Thomas  
0262609545

**\$501,108**

Conveniently located in the highly sought after suburb of Griffith, this excellent two bedroom apartment offers the perfect blend of comfort, style, and convenience. With its prime location, you will find the airport, Canberra City and the Parliamentary Triangle are just a short drive away. Don't miss out on this amazing opportunity to make this apartment your new home! The apartment offers two double bedrooms both with built in robes and balcony. The open plan design provides a seamless flow between the living room, dining area and functional kitchen. The updated bathroom features both separate shower and bath. The laundry also comes fully equipped with a clothes dryer. The apartment also affords two spacious balconies perfect for an indoor/outdoor lifestyle or just entertaining friends. There is also a dedicated secure park for one vehicle. The complex also boasts an inground swimming pool perfect for the coming summer months. This fantastic apartment offers the ideal lifestyle for those seeking comfort and convenience. Don't wait! Contact us now to secure your chance to call this beautiful apartment in Griffith your new home. Features include: Two double bedrooms both with built in robes Open plan living area Two balconies Prime Inner South location Only minutes to Manuka, Canberra City and the Parliamentary Triangle Secure parking for one vehicle Complex boasts an inground pool Visitor parking Easy access to the Kingston foreshore Neutral tone inclusions throughout Functional kitchen Ideal for the investor or owner occupier Internal 70m<sup>2</sup> External 17m<sup>2</sup> Outgoings (approx.) Strata: \$ 683.00 Rates: \$616.00 Water: \$175.00 Land Tax: \$767 (only if tenanted) Disclaimer: Please note that while all care has been taken regarding general information and marketing information compiled for this sales advertisement, Total Property Sales does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective purchasers to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.