

50/111 Canberra Avenue, Griffith, ACT 2603

Francis

Apartment For Sale

Sunday, 17 December 2023

50/111 Canberra Avenue, Griffith, ACT 2603

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Jeremy Francis
0261476000

\$875,000 and vacant ready to move into.

Perched on the top floor with a delightful North East solar orientation accompanied by great views, this spacious property offers over 96m² of internal living space with 2 segregated bedrooms, each with balcony / terrace access as well as a large study with a skylight which could be used as a guest room or small child's bedroom. The kitchen offers abundant bench space for preparing meals as well as a breakfast bar perfect for the family or friends to sit at while meals are prepared. Axiom apartments has an internal courtyard garden in the internal atrium with barbeque facilities while the building design features glass windows along the corridors from the lift flooding common areas with natural light. The basement is restricted access adding to the developments security and has 2 lifts as well. The apartment can be sold fully furnished as inspected or vacant depending on your preferences. The location is outstanding with some of Canberra's best public and private schools within walking distance or a short commute. The gears of Australia's government turn in the departments situated in Parliamentary Triangle under 5 minutes away by car. Or, be spoilt for lifestyle options after hours and on weekends with some of Canberra's best fashion boutiques, popular restaurants, cafes, bars and home goods stores located nearby at Manuka, old Kingston shops, the Kingston Foreshore and the Griffith shops.

General features:

- 96.5m² living + 15m² balcony + 8m² terrace
- Commercial single glazed windows throughout
- Wool blend carpet throughout
- LED downlights throughout
- Roller blackout blinds
- Privacy wave sheer curtains
- Skylight in living
- Skylight in study

Kitchen features:

- 20mm Caesarstone benchtops
- Stainless steel 1.5 bowl sink with side drainer
- AEG 4 zone cooktop
- AEG electric oven
- Pullout rangehood
- AEG full size dishwasher
- 80cm deep island bench breakfast bar

Abundance of storage cupboards and drawers

Bathroom / Ensuite features:

- Mirrored shaving cabinets
- Drawers under vanities
- Double towel rails
- Full height wall tiling

Other features:

- European cupboard laundry
- Wall mount front load dryer

Outgoings: Body Corporate \$1,678.90 / quarter Rates \$1,957.97 / annum (2023) Land Tax \$2,459.34 / annum (2023, only if rented) Water & Sewerage \$186.77 / quarter