

50/13-15 Sturt Avenue, Griffith, ACT 2603

Unit For Sale

Wednesday, 7 February 2024

50/13-15 Sturt Avenue, Griffith, ACT 2603

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Jonathan Charles



Robert Burns
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Offers Over \$490,000

Position yourself in the lure of the inner south with this peaceful 2-bedroom apartment set on the second level in the popular "Staffordshire Terrace" complex. This presents a fantastic investment or live in opportunity and is set on the fringe of Griffith, Kingston, Narrabundah and Fyshwick. Surrounded by towering trees this is a well set out top floor apartment and your elevated vantage point of verdant foliage stretching out in every direction adding a natural barrier and privacy. Inside, the large living, dining and kitchen area create a special ambience lulling you into a state of relaxation as you unwind after a long day. The well-kept kitchen provides great bench space and storage, complete with a dishwasher, pantry, electric cooktop, and ample cabinetry, catering to all your culinary endeavours. With additional options for a BBQ on the balcony that connects seamlessly with the living room. Both generously sized bedrooms include access to the second balcony and come with built in robes. A bathroom with shower and bath, separate toilet and adjacent laundry provide comfortable accommodation for residents and guests. You will feel climatized with the addition of a reverse cycle split system. A timeless façade with large colonial windows and a good quality construction, this complex is complete with an inground swimming pool, beautiful landscaped surrounds and includes a gated undercover designated car space close to the apartment. Staffordshire Terrace exudes charm with its delightful Federation design while its locality reigns supreme, offering all the convenience of living in such a prestigious position. Residents will enjoy easy access to prime shopping destinations and amenities, with Manuka Village, Griffith Shops, and the vibrant Kingston foreshore all close by. The renowned Fyshwick Markets beckon with their array of fresh produce and culinary delights. In addition, with some of Canberra's top schools like St Clare's College, Catholic Girls High School, St Edmund's College, Canberra Grammar, and Narrabundah College just moments away. Moreover, Kingston Railway Station ensures seamless connectivity, while the Parliamentary Triangle, City, and Russell Offices are only a short commute. offering a desirable lifestyle with great accessibility. Features: -Top floor location -Peaceful and character filled location -Well-equipped kitchen including dishwasher -Stainless-steel appliances -Spacious living room -2 balconies surrounded by verdant foliage -Bedrooms with built-in robes and balcony access -Well kept and recently painted -Reverse-cycle split system -Undercover car parking space -Designated car space -Access to landscaped gardens and residents swimming pool Figures: Living size: 70m² Balcony (combined) size: 17m² Strata Levies: \$2,800 p.a. approx. Rates: \$2,500 p.a. approx. Land Tax (Investor only): \$3,100 p.a. approx. Built: 1994