

**59/53 McMillan Crescent, Griffith, ACT 2603**



**Sold Apartment**

Friday, 11 August 2023

59/53 McMillan Crescent, Griffith, ACT 2603

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

**\$450,000**

Offering an exciting opportunity for investors or home owners alike to secure a sought after Inner South property. Positioned in the leafy suburb of Griffith, this apartment is an easy stroll to the Fyshwick Fresh Food markets and a stones throw from the Griffith, Manuka and Kingston Foreshore shopping precincts. Providing an ideal lifestyle opportunity, enjoy the local bars, cafes, restaurants and markets. Close to public transport, arterial roads and the airport, nowhere is hard to get to. The open-plan kitchen, living and dining area connects to the balcony through glass sliding doors, creating a feeling of openness. The generous master bedroom offers space to retreat and unwind, with the second bedroom providing a versatile space to work from home or have a roommate. The benefits of this apartment will continue to be enhanced as it grows in value in the future.

- Two good size bedrooms with built-in robes
- Spacious open plan lounge and dining with access to balcony
- Neat and tidy kitchen with extra overhead storage and bench space
- Main bathroom with corner bath / shower
- Separate toilet
- Laundry
- Reverse cycle split system in lounge
- Secure carspace

Excellent location within close proximity to public transport, schools, green spaces and the city

- Walking distance to Griffith, Manuka and Kingston shops and the Fyshwick markets

STATISTICS:

- Living area: 72sqm
- Balcony area: 7sqm
- Car space area: 13sqm
- Land Rates: \$545 per quarter
- Land Tax: \$655 per quarter (only applicable if not primary residence)
- Strata: \$737 per quarter
- Water: \$175 per quarter
- Rental Range: \$490 - \$520/week
- EER: 0

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.