

68/53 Mcmillan Crescent, Griffith, ACT 2603



Apartment For Sale

Thursday, 30 November 2023

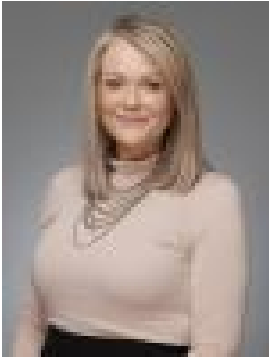
68/53 Mcmillan Crescent, Griffith, ACT 2603

Bedrooms: 2

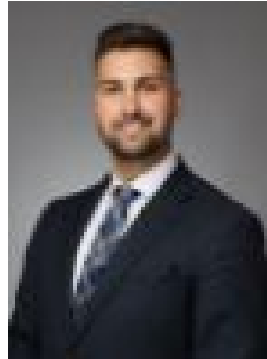
Bathrooms: 1

Parkings: 1

Type: Apartment



Alexandra Ahkey
0409191177



James Davis
0418753593

\$450,000+

Step into sophistication with this two-bedroom haven situated on the first floor of Avalon apartments. Boasting a coveted north-facing orientation, this residence is strategically located, granting you swift access to the vibrant neighbourhoods of Manuka and Kingston, both within a five-minute reach. Whether you're embarking on the journey of first-time homeownership, seeking an astute investment property, or embracing the ease of downsizing, this apartment caters to your lifestyle. Each bedroom is a sanctuary, featuring built-in wardrobes and direct access to their own private balconies. The open-plan kitchen/living area, bathed in natural light, seamlessly extends to a generously sized paved balcony - an idyllic space for hosting gatherings or simply unwinding. Your comfort is paramount with the inclusion of a split system air conditioner to the living room. Freshness meets functionality with new blinds and carpet/flooring, elevating the aesthetic appeal of every corner. Practical elements such as a separate laundry, complete with a clothes dryer, and a separate toilet enhance the convenience of daily living. This residence offers not one, but two tiled balconies, providing ample outdoor retreats for various moods and occasions. Your vehicle finds a home in the underground allocated car space with restricted access parking. The intercom access system ensures your peace of mind and security. Seize the opportunity to make this modern, well-equipped apartment your own, where contemporary elegance meets urban convenience. Don't miss the chance to experience the epitome of comfortable, stylish living - schedule your viewing today and envision the possibilities that await within these walls.

Features:- 2 bedrooms, each with built-in wardrobe and direct access to a tiled balcony - North-facing, open plan kitchen/living area that opens up onto a large paved balcony, perfect for entertaining - Split system air conditioning in living room- New blinds and carpet/flooring- Separate laundry with clothes dryer- Separate toilet- Bathroom with corner bath/shower- Two, tiled balconies- Underground allocated car space to restricted access parking- Intercom access

This strategically positioned gem offers unmatched convenience. A leisurely walk takes you to the Fyshwick markets for your Sunday morning coffee, while a short drive brings you to the CBR Airport and Brindabella business centre. With easy access to public transport, schools, restaurants, cafes, and shopping centres, every essential is at your fingertips.

Built: 1994 (approx) Living: 93m² (approx.) Rates: \$594.00 p/q (approx.) Land Tax: \$746.00 p/q (approx - only applicable for investors) Strata: \$865.00 p/q (approx.) Strata Plan: 1199 Strata Manager: ACT Strata Management Rent potential: \$490.00 - \$510.00 per week EER: 4.5*