

71/109 Canberra Avenue, Griffith, ACT 2603



Apartment For Sale

Monday, 23 October 2023

71/109 Canberra Avenue, Griffith, ACT 2603

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 72 m2

Type: Apartment



Stephen Bunday
0416014431



Brenden Mowat
0430403801

\$599,000+

This well located, top floor, 2-bedroom apartment offers an entry level opportunity into Canberra's sought after Inner South. Situated within a 10-minute drive to the CBD but more importantly, within walking distance to all the boutiques, cafes, bars and restaurants that Manuka, Griffith, Barton, Old Kingston and the Kingston Foreshore have to offer – this is an affordable lifestyle opportunity! Nestled within a stylish development, this property boasts an array of communal amenities, including a gym, lounge/media room with kitchenette, and a serene BBQ area. As you step inside the apartment, you will be greeted by an abundance of natural light pouring in through two generously sized skylights, a rarity in apartment living. But what truly captures your attention is the beautiful views that stretch before you. The kitchen features stone bench tops and quality modern appliances, and flows beautifully to the open plan living. Both bedrooms offer built-in robes while the main bedroom provides access to the balcony. There is reverse-cycle heating and cooling for year-round comfort. This is more than just an apartment; it's a superbly appointed place to call home, in an exceptional location. Don't let this opportunity slip away! - ? Top floor apartment - ? Open plan living - ? Skylights - ? Reverse-cycle air conditioning - ? Balcony access to main bedroom - ? Built-in-robes to both bedrooms - ? Secure basement parking - ? Storage cage - ? Communal facilities: Gym, lounge with kitchenette, outdoor terrace and BBQ area - ? 5-minute drive to Manuka Shopping Precinct - ? 12-minute walk to Griffith Shops - ? 10-minute drive to Canberra CBD