

8 Walker Crescent, Griffith, ACT 2603



House For Sale

Wednesday, 24 April 2024

8 Walker Crescent, Griffith, ACT 2603

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 825 m2

Type: House



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Auction

Welcome to 8 Walker Crescent, Griffith. A unique example of 1950's charm in a highly desirable location. Step inside to discover a light-filled living area with high raked ceilings, a well-appointed and functional kitchen which leads onto a spacious dining room with garden views, perfect for indoor-outdoor living and entertaining. The master bedroom features a built-in robe, providing a peaceful retreat, while the additional bedrooms offer ample space for family members or guests with the convenience of two bathrooms. A large established garden surrounds the property, providing a tranquil setting for relaxation or outdoor dining. The flat, 825sqm block with a north-easterly orientation offers the perfect opportunity for redevelopment or to build your new home. Situated close to Manuka Village, Griffith shops, the Kingston foreshore, quality schools, and parks, this home provides an ideal position to enjoy the advantages of the lifestyle and amenities of the inner-South. Don't miss your chance to make this your new dream home. Features:- Northeast facing, sun filled home with high raked ceilings- Two light-filled living areas- Large functional kitchen- Spacious dining room opening to a private back garden- Master bedroom with built-in robes - Two additional bedrooms with ample space plus study with NBN- Two bathrooms- Ducted gas heating, solid fire in main living area, parquet floors- Large established garden surrounding the property- Tranquil setting for relaxation and outdoor dining- Double tandem carport, - New Colourbond roof- Insulated studio workshop- Convenient location near schools, parks, and amenities EER: 1.0 Land Size: 825m². Unimproved Value: \$1,300,000 (2023) Land Rates: \$6,869 p.a. Land Tax: (only payable if rented) \$13,169 p.a. Note all figures and measurements are approximate