

9/9-15 Oxley Street, Griffith, ACT 2603



Unit For Sale

Thursday, 16 May 2024

9/9-15 Oxley Street, Griffith, ACT 2603

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 85 m2

Type: Unit



Louise Harget
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Michael Morris
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Offers over \$595,000

Bright and fabulously central, this charming second-floor Cedars apartment offers an ideal gateway to the lifestyle amenities of Canberra's vibrant and leafy Inner South. Featuring a perfect north-eastern aspect and a full-length balcony, this naturally warm apartment boasts a sunny living area complemented by a modern kitchen, perfect for entertaining friends with pre-dinner aperitifs. The apartment includes two spacious bedrooms and matching bathrooms, offering excellent storage and a functional layout for hosting visitors or sharing the space. Located just 600 metres from both Manuka and Old Kingston, you have a choice of gourmet establishments such as Urban Pantry, Silo, or Pomegranate at your doorstep. Additionally, you are minutes away from the lake for picturesque morning walks and close to the employment hubs of Barton and the Parliamentary Triangle.* Uber quiet thanks to solid brick construction and elevation off the street* Functional kitchen boasting electric cooking and beautifully open to the living area* Both bedrooms with built-in wardrobes, two neat bathrooms* Single under croft secure parking space* Perfect location for busy professionals, with shops, restaurants and bars close, super easy Airport access* A healthy choice with the desire of lake strolls to watch the balloons launching a gentle ten minute stroll awayEER: 6Living Size: 85sqm + 14sqm balconyRates: \$2,555pa (approx.)Land Tax: \$3,221pa(approx.) Strata: \$1,084pq (approx.)Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.