

97/13-15 Sturt Avenue, Griffith, ACT 2603

Sold Apartment

Friday, 25 August 2023



97/13-15 Sturt Avenue, Griffith, ACT 2603

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment

Contact agent

This freshly painted ground floor two-bedroom apartment is the ideal purchase for those wanting to 'set and forget'. Ideally positioned within walking distance to Manuka & Kingston, this wonderful two-bedroom unit in the Staffordshire Terrace complex offers both quality and convenience for those wanting to maximize their lifestyle. Spacious, light-filled and easy to maintain, this home would be ideal for the first home buyer, professional couple or investor. Enjoy entertaining family and friends in the spacious, private courtyard off the living area. Upon entry you will find the living area with separate dining area off the kitchen. Make your way through to the main bathroom with bathtub, separate laundry and toilet. Each of the spacious bedrooms have built-in robes. The apartment is centrally located with in Canberra, and only a short drive to several key government buildings such as the Federal Treasury, Dept. of Finance, Parliament House, and the Department of Defence to name a few. Nearby you will also find a Manuka Village, Narrabundah Shops and Kingston Shopping Precinct, all home to several popular cafes and restaurants. For those with schooling in mind, the apartment is close to Grammar schools, Catholic Colleges and within the public-school zones of Telopea Park School and Narrabundah College. Property features include: Freshly painted & new flooring throughout Spacious ground floor apartment in Staffordshire Terrace (a low-rise complex with heritage features) Two generous bedrooms with built-in robes Open plan kitchen and dining space Centrally located kitchen Bathroom with bathtub & separate toilet LED down lights throughout Separate laundry Sunny, low maintenance courtyard Balcony access from both the room New hot water system Single secure basement carpark Separate laundry Pool in complex Excellent schools and Inner South eateries on your doorstep Proximity to parliamentary triangle and civic for work Ideally located within walking distance to Manuka, Kingston, Fishwick markets, Canberra train station and public transport links EER: 5 Stars Total floor area: 71 sqm approx. Rates: 635.59 per quarter approx Strata: 727.00 per quarter approx Call Benny on 0469 658 968 before you miss out! .