

31/111 Canberra Avenue, Griffith, ACT, 2603



Apartment For Sale

Thursday, 22 August 2024

31/111 Canberra Avenue, Griffith, ACT, 2603

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment

Value in fantastic location.

Located within an easy walk of the Kingston shops, the Kingston Foreshore and the Fyshwick Markets. The fantastic private schools are all within close vicinity, meaning it is a perfect location for a small family looking to be in the best catchment area of Canberra. Also enjoy being within walking distance to great local amenities.

The spacious living area boasts floor to ceiling glass doors and windows that flow through to a balcony which has leafy elevated views looking towards Red Hill. The kitchen is beautifully appointed with stainless steel European appliances, including a dishwasher and Caesar stone benches. The kitchen is very functional with ample storage. The master bedroom has built-in wardrobes and offers access to the balcony. The second bedroom also has built-in wardrobes for ultimate convenience. The bathrooms are both well appointed and there is also a separate laundry.

This development was built in 2017 and offers beautifully landscaped common entertaining areas with a BBQ and would perfectly suit an investor looking for great returns as the apartment is on a month to month lease at \$600 per week. Alternatively, it would suit an individual, couple or small family looking to be situated in this stunning Inner South location.

Summary:

- Spacious corner apartment
- Built by arguably Canberra's best builder BLOC
- AEG appliances
- Communal BBQ area
- Video intercom for added security
- Reverse cycle air conditioning split system to living room
- Storage cage included
- 79m² internally 15m² of balcony space

Figure summary (all approx.):

Body corporate: \$1302p.q

General rates: \$500p.q

Water & sewerage: \$185p.q

Land tax (if let): \$650p.q

Built in 2017