

32/109 Canberra Ave, Griffith, ACT, 2603

PURNELL
SINCE 1987

Apartment For Sale

Friday, 4 October 2024

32/109 Canberra Ave, Griffith, ACT, 2603

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment

Great two bedroom in fantastic location.

Nestled within a convenient stroll from Kingston shops, the Kingston Foreshore, and Fyshwick Markets, this location is perfect for small families aiming to settle in a top-notch catchment area in Canberra. With esteemed private schools close by, you'll enjoy easy access to a variety of local amenities. You will be also walking distance to the Parliamentary Triangle, Manuka and Lake Burley Griffin.

The living area is adorned with floor-to-ceiling glass doors and windows that seamlessly lead to a balcony that offers natural light and a place to entertain. The kitchen is elegantly equipped with stainless steel European appliances, including a dishwasher and Caesarstone countertops, providing generous storage and functionality. The master bedroom features built-in wardrobes and direct balcony access, while the second bedroom also includes built-in wardrobes for added ease. Both bathrooms are well-designed, and a European laundry is located outside the bathroom.

Completed in 2016, this development showcases beautifully landscaped communal areas with a BBQ and gym, making it an excellent investment opportunity, currently rented at \$550 per week on a month to month lease. It will suit individuals, couples, or small families looking to enjoy this stunning Inner South location.

In Summary:

- Built by one of Canberra's top builders, BLOC
- Premium AEG appliances
- Communal BBQ facilities
- Secure video intercom entry
- Reverse cycle air conditioning in the living area
- Includes a storage cage
- 69m² of living space plus 9m² balcony

Figure Summary (All approx.):

- Body corporate: \$1,000 per quarter
- General rates: \$465 per quarter
- Water & sewerage: \$185 per quarter
- Land tax (if rented): \$601 per quarter
- Constructed in 2016