

**46/53 McMillan Crescent, Griffith, ACT 2603**



**Apartment For Rent**

Tuesday, 2 July 2024

46/53 McMillan Crescent, Griffith, ACT 2603

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Madison Layt  
02 6173 6300

**\$500 per week**

PLEASE CLICK 'BOOK INSPECTION' TO REGISTER & BE NOTIFIED OF UPCOMING INSPECTIONS  
This great 2 bedroom apartment offers an excellent lifestyle, ideally located in the leafy Avalon complex,. Featuring a spacious light and airy open plan living area, tidy kitchen with electric cooktop and storage space. It also has reverse cycle air conditioning to the living area for year round comfort, and a lovely balcony overlooking the complex. Ideally located just a short stroll from one of Canberra's trendiest entertainment hot spots; Kingston, you'll have an array of excellent restaurants, cafes and bars at your fingertips. This apartment is also close to Manuka with lovely boutiques and eateries, tranquil Lake Burley Griffin, Fyshwick Fresh Food Markets and the abundance of shops and services in the City, so you can enjoy choice and variety with little effort. Features of the home include: Spacious open plan living area which opens out to a large balcony Neat and tidy kitchen with electric cooktop Electric heating Built in robes to bedrooms Bathroom with shower and a large bath Laundry with dryer and tucked away is a separate toilet Car space Available: 26th July 2024 PETS: Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises VITAL INFORMATION: The property is unfurnished Please note you may be required to remove your shoes prior to inspecting the property If no Energy Rating is displayed for this property, EER is unknown The property has a valid exemption and is not required to comply with the minimum ceiling insulation standard WISH TO INSPECT: 1. Click on "BOOK INSPECTION" if this listing does not have the "BOOK INSPECTION" button please go to [raywhitecanberra.com.au](http://raywhitecanberra.com.au) website and register 2. Register to join an existing inspection, if no time is offered or if the time does not suit, please register and we will contact you once access is arranged 3. If you do not register, we cannot notify you of any time changes, cancellations or further inspection times RENT INFORMATION: 1. Rent is collected fortnightly unless otherwise nominated for a longer period 2. Bond required is equal to 4 weeks rent DISCLAIMER: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.