

17/1 Oxley Street, Griffith, ACT, 2603

Unit For Sale

Saturday, 2 November 2024



17/1 Oxley Street, Griffith, ACT, 2603

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Chris Wilson
0418620686



Jack Wilson
0402367713

Light-Filled Top Floor Apartment in the Heart of Canberra's Inner South

Nestled on the second floor of the 'Manuka Park' complex, with a sought-after north-south orientation, this stylish 2-bedroom apartment captures abundant natural light and leafy views from every window. Perfectly positioned next to Manuka Stadium and moments from the vibrant Manuka Shopping and Hospitality Precinct, it offers a blend of tranquil living with access to everything this prime location has to offer.

The apartment's open-plan layout allows seamless flow from the spacious living area to your choice of two sun-drenched balconies, with a large kitchen overlooking the space. Featuring electric cooking, a dishwasher, ample storage, and a cleverly integrated laundry facilities including with both a washer and dryer, this kitchen is designed for both convenience and style.

Each bedroom is generous in size, complete with large built-in robes, plentiful light, and a well-positioned bathroom between them, featuring a separate powder room, a walk-in shower, and an additional lavatory for ultimate privacy and ease. Brand new carpet throughout enhances the apartment's fresh and contemporary feel, while a split system air conditioner guarantees year-round comfort.

Set within a beautifully maintained complex with manicured gardens, secure underground parking, and a newly refurbished swimming pool, this truly is an excellent opportunity. A location that is hard to beat, Manuka Park is within very close proximity of Parliamentary Triangle, Manuka Stadium and the bustling restaurant scene of both Manuka and Kingston.

Currently subject to a flexible management scheme, this apartment offers a unique investment opportunity. With 47 units in total, only three are not in the lenient, minimal commitment, serviced apartment scheme. Enjoy stable income at low-risk with 90% occupancy and a combined income structure that does not require any specific unit to be occupied. If the approximate \$30,000 net income is not satisfying you, then transition out of the scheme with just three months' notice to make it your own full-time residence.

Inspections by appointment if not advertised. Please contact Chris on 0418 620 686 or Jack on 0402 367 713 to arrange a time to view.

FEATURES:

- Exceptional Location
- Great orientation
- Excellent investment opportunity with flexibility and great returns
- Split system A/C
- Open plan living
- BIR's in bedrooms

Apartment Size: 59m²

Balcony Size: 20m² (total)

Year of Construction: 1986

EER: 6.0

Serviced Apartment Scheme: \$30,000 net income per year (approx.)

Rental Appraisal: \$530-\$550 per week

Outgoings:

General Rates: \$787 p/qtr (approx.)

Land Tax (investors): \$1,087 p/qtr (approx.)

Body Corp Levies: \$1,719 p/qtr (approx.)

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