

**3/111 Canberra Ave, Griffith, ACT, 2603**



**Unit For Sale**

Thursday, 29 August 2024

3/111 Canberra Ave, Griffith, ACT, 2603

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Louise Harget

## Prime Location, Modern Comfort

**\*\* Access via courtyard on Leichhardt Street only \*\***

Elegantly appointed and in a prime location, this two-bedroom ground apartment perfectly positioned in one of Canberra's most sought-after locales. Just a leisurely stroll from premier entertainment, shopping, and recreation hubs, including the Kingston Foreshore, Manuka, and Griffith, this residence offers both convenience and style.

The contemporary open-plan kitchen, living, and dining areas seamlessly transition onto an expansive partially covered courtyard, offering tranquility and privacy. Off the living, you will find a dedicated office perfect for those work-from-home days.

The spacious bedrooms are intentionally separated for privacy, with the main bedroom boasting a generously sized ensuite, and mirrored wardrobes in both. Each bedroom also enjoys direct access to their own separate courtyard, offering an additional treat.

Light filled, luxurious, and unmatched convenience. Every box is ticked.

- 2-bedroom ensuite ground-floor apartment
- 41sqm courtyard and 15sqm courtyard
- Lofty ceilings and energy-efficient modern construction
- High-quality kitchen appliances, including a dishwasher, ceramic cooktop, and electric oven
- Floor to ceiling bathroom tiling
- Reverse cycle heating and cooling
- European laundry
- Secure complex with proximity key access to the lobby and remote-controlled car park entry
- 2 allocated car spaces plus additional storage cage
- Communal outdoor entertaining area for social gatherings

EER: 6.0

Living Size: 91sqm plus 56sqm externally

Rates: \$1,895pa (approx.)

Land Tax: \$2,460pa (approx.)

Strata Rates: \$1,580.15pq (approx.)

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