

**32/9 Dawes Street, Griffith, ACT 2603**

LUTON

**Unit For Sale**

Sunday, 23 June 2024

32/9 Dawes Street, Griffith, ACT 2603

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Sophie Luton  
0261763425



Richard Luton  
0261763425

**\$449,000**

Conveniently located with leafy outlook and excellent short stay accommodation return. Promising a lifestyle of convenience in the heart of the Inner South, this solidly built apartment is placed in a secure boutique block with the Kingston shops, Fyshwick Markets, Kingston Foreshore and Manuka all only a short stroll away. St Edmund's and St Clare's are also only a short walk away. Well-presented and spacious with the kitchen overlooking the meals area and a large living room that opens onto the balcony. One bedroom, updated kitchen and an updated bathroom. Single car accommodation plus visitor parking. A superb opportunity to purchase a great-sized apartment with an excellent return in Canberra's Inner-South. Features: Leafy, Park outlook Fully furnished & equipped Excellent short stay rental return Superb location in Canberra's Inner South offering walking distance to multiple local shops, markets, public transport, and Lake Burley Griffin Open-plan living room with balcony Updated Kitchen with dishwasher One bedroom with built-in-robies Updated bathroom Separate laundry Single car accommodation EER: 0 Land Rates: \$735 P/Q approx Body Corporate: \$616 approx Land Tax: \$945 P/Q approx