

**6/103 Canberra Ave, Griffith, ACT, 2603**

LUTON

**Unit For Sale**

Thursday, 26 September 2024

6/103 Canberra Ave, Griffith, ACT, 2603

**Bedrooms: 2**

**Bathrooms: 2**

**Type: Unit**

## Two-bedroom apartment amidst the inner south.

It is all about location and convenience with this unit. Situated between Manuka Oval and the Fyshwick Markets, you have some of Canberra's most notable schools, popular amenities, sporty entertainment venues and public transport at your doorstep. This two-bedroom unit is move-in ready and ideal for anyone entering the market as their first home\* or as an investor. Positioned on the first floor, the open floor plan allows you to enjoy the kitchen whilst overlooking the dining, the living, past the balcony through to the trees and oval. Both unit and complex are low maintenance and kept in immaculate condition. "Rinegolde Park" is an intimate low-rise complex, housing only 20 units and nestled behind the avenue of trees and established garden. Access to the complex is from the rear, off Burke Crescent and where your visitors will also find ample private parking. This unit's unique feature is its enclosed surface carpark - a true rarity within this complex...and of this scale. Features: - Kitchen includes ceramic electric cooktop & electric under bench oven with stone bench top.- Spacious open-plan living opening to balcony.- Updated ensuite with vanity, shower & floor to ceiling tiling.- Separate laundry with dryer.- Updated main bathroom with floor to ceiling tiling.- Split air conditioning in lounge.- Roman blinds to living area and bedroom windows.- Tiled flooring in living areas and carpeted bedrooms.- Built in mirrored robes in both bedrooms.- \*Current tenancy ends late November 2024. \$535per week. 103 Canberra Ave is perfectly situated for work, rest and play: - St Edmunds and St Clare's College - less than 500m approx.- Narrabundah College - 2.0km approx.- Telopea Park school - 1.4km approx.- CIT - 2.0km approx.- Kingston Hotel - 750m approx.- Fyshwick Markets - 1.4km approx. - Canberra Airport - 7.7km approx.- Canberra Railway Station - 550m approx.- Parliament House - 3.7km approx. Facts & Figures (approx.)- Built: 1984- Area: Internal living 77sqm + Balcony 9sqm- Body Corporate/Biannual: \$2,233- General Rates/quarter: \$698- Land Tax/quarter (if investment property): \$1,002 Units in this complex are tightly held...now unit 6 can be yours. Welcome to Griffith.Disclaimer: Whilst all care and quality has been taken to ensure accuracy in the marketing material no warranty can be given.Floorplan measurements may not be to scale and should not be relied upon.