

## Griffith, 112/10 Currie Crescent

### Ground-Floor Gem in Kingston Park

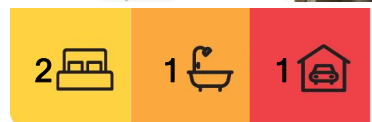
Nestled in the highly sought-after Kingston Park complex, this well-maintained two-bedroom apartment offers a lifestyle of convenience and comfort. Featuring an open-plan living area that seamlessly flows into a private, sun-drenched courtyard with beautifully landscaped gardens, it's the perfect spot for enjoying your morning coffee or unwinding with sundowners in the evening. The accommodation includes a spacious master suite with direct access to the courtyard and a convenient two-way bathroom. The second bedroom also boasts built-in storage and a lovely green outlook. The functional kitchen is equipped with electric cooking, a dishwasher, and ample storage.

Ideally located just steps away from Kingston and Manuka Village, you'll have access to a variety of dining options, cafes, and supermarkets, as well as the Parliamentary Triangle and Lake Burley Griffin.

Owners' Favorite Feature: This apartment truly has it all-a convenient and quiet location



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Lease**  
Please Call

**View**  
[ljhooker.com.au/1TQQFMF](http://ljhooker.com.au/1TQQFMF)

**Contact**  
**Baibhav (Bob) Maharjan**  
0425 194 203  
[bob.maharjan@ljhmanuka.com.au](mailto:bob.maharjan@ljhmanuka.com.au)

**EER** ★★★★★

**LJ Hooker Manuka**  
(02) 6239 5551

with a green outlook that is protected from development, all within close proximity to everything a Canberran needs.

Key Features:

- \*Open-plan living space leading to a stunning front courtyard
- \*Landscaped courtyard with a separate seating area at the rear
- \*Functional kitchen with electric cooking and dishwasher
- \*Master bedroom with built-in robe, direct courtyard access, and two-way bathroom access
- \*Second bedroom with built-in robes featuring bespoke shelving and hanging space
- \*Updated bathroom with floor-to-ceiling tiling and European laundry
- \*New window furnishings
- \*Secure allocated basement parking
- \*Reverse cycle heating and cooling
- \*Crimsafe security screens on the front of the townhouse
- \*Freshly painted exteriors
- \*Complex amenities include a communal swimming pool and additional open-air parking for guests/residents, alongside secure basement parking
- \*Within walking distance to all that Kingston, Manuka, and Barton have to offer, plus easy access to major roads leading to the City, Woden, Fyshwick, Canberra Airport, and beyond.

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.

More About this Property

Property ID	1TQQFMF
Property Type	Apartment

**Baibhav (Bob) Maharjan 0425 194 203**  
Property Consultant | bob.maharjan@ljhmanuka.com.au

**LJ Hooker Manuka (02) 6239 5551**  
20 Bougainville Street, MANUKA ACT 2603  
manuka.ljhooker.com.au | manuka@ljhmanuka.com.au



**LJ Hooker Manuka**  
**(02) 6239 5551**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.