



8/3 Burke Crescent, Griffith

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Spacious and Light Filled

The location on the corner of Burke Crescent and Leichhardt Street is fantastic as it is walking distance to some of Canberra's best eateries and bars.

This expansive and light-filled home offers two spacious bedrooms and two bathrooms. The apartment is situated on the second floor so has the perfect outlook onto the tree-lined street. The bedrooms are separated on either end of the property which gives ultimate privacy if there are two separate occupants. This sense of space is again highlighted by the fact that the kitchen separated the large living area from the separate dining area. Downstairs there is an individual double lock up garage that allows for you to store additional items such as sporting equipment and bikes, in addition to two vehicles. European style laundry for convenience, as well as a separate linen cupboard.

Features include:

- Spacious and light-filled apartment
- Great bedroom separation
- Ample storage throughout
- Two separate balconies for entertaining
- Reverse cycle air conditioning
- Kitchen separated the living and the dining

FOR RENT
\$760 Per Week

VIEW
Fri 27th Mar @ 4:45PM - 5:00PM

AGENTS
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AGENCY
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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.

 **LJ Hooker**

- Perfect location close to great local schools and amenities
- No current EER

The property has a valid exemption and is not required to comply with the minimum ceiling insulation standard.

There is no embedded network.

Suburb Snapshot

Griffith is an early inner-south suburb of Canberra, Australian Capital Territory, Australia.

Griffith contains the Manuka Shopping Centre, one of the earliest shopping areas built in Canberra. Noted buildings in the suburb include the Russian Embassy and St Paul's Anglican Church. Griffith, sized at approximately 3 km², is one of Canberra's oldest suburbs, with several of its streets designed according to Walter Burley Griffin's original designs for Canberra. The suburb has 20 parks covering nearly 12% of the total area.

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER CANBERRA CITY does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

PETS:

Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises.

RENTING BOOK:

https://www.justice.act.gov.au/data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.pdf

MORE DETAILS

Property ID	2F59FHK
Property Type	Apartment
Including	Air Conditioning Intercom Balcony Dishwasher Floorboards Built-in-Robes

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