



## Griffith, 18/1 Oxley Street

Lifestyle, Location & Convenience in the Heart of Griffith

Positioned in one of Canberra's most prestigious suburbs, this stylish one bedroom apartment in Manuka Park offers a lifestyle of ease, elegance and unbeatable convenience—perfectly suited to first home buyers, downsizers or savvy investors.

Step outside and immerse yourself in the very best the Inner South has to offer. From morning coffees at local cafés to evenings out at fine dining restaurants, everything is quite literally on your doorstep.

Enjoy weekend strolls to Lake Burley Griffin, browse the boutiques of Manuka and Kingston, or catch a game at Manuka Oval—just a short walk away.

Key Features:

- \*Light-filled open plan living and dining area
- \*Generous bedroom with built-in robe



**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 Sale**  
\$399,000 - \$419,000

**View**  
Sat 31st May @ 10:45AM - 11:00AM

**Contact**  
**Luzian Borst**  
0404 827 483  
luzian.borst@ljhmanuka.com.au  
**Samuel Thompson**  
0412 300 774  
samuel.thompson@ljhmanuka.com.au

**EER** ★★★★★

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



- \*Reverse cycle split system heating & cooling for year-round comfort
- \*Combined bathroom and laundry
- \*Private balcony for relaxing
- \*Secure car space and intercom access
- \*Swimming pool to the complex

Lifestyle Highlights:

- \*Walk to cafés, restaurants, gyms, and local shops
- \*Minutes from Lake Burley Griffin and the Parliamentary Triangle
- \*Stroll to Manuka Oval for sport and events
- \*Easy access to public transport, schools and entertainment hubs

Outgoings & More Information:

EER: 3.5

Rates: \$717pq (approx.)

Body Corporate fees: \$1378pq (approx.)

Land tax (if rented): \$973pq (approx.)

This is your opportunity to secure a low-maintenance home in an unbeatable location, where lifestyle and convenience meet.

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	1U0RFMF
Property Type	Apartment
House Size	45 m2
EER	3.5

**Luzian Borst 0404 827 483**  
 Property Consultant | luzian.borst@ljhmanuka.com.au

**Samuel Thompson 0412 300 774**  
 Property Consultant | samuel.thompson@ljhmanuka.com.au

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



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Manuka

Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.