







# 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





### For Sale \$399,000 - \$419,000

## View

Sat 21st Jun @ 9:30AM - 10:00AM

#### **Contact**

## **Luzian Borst**

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## Samuel Thompson

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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

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**Samuel Thompson 0412 300 774** 

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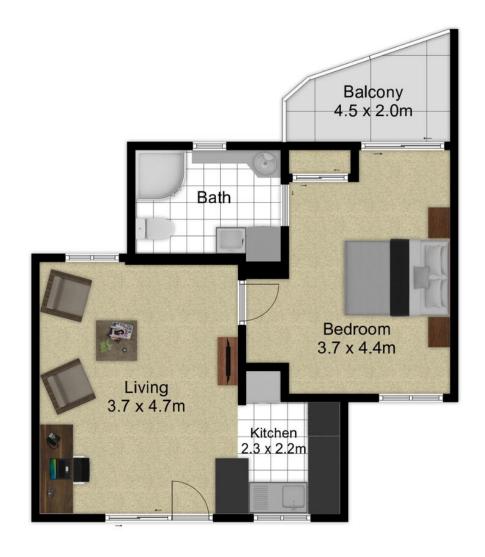














dicable only. Dimensions are approximate. All information contained herein is cathered from sources we believe to be reliable. However, we cannot cuarantee its accuracy and interested persons should rely on their own enquiries

