



18/1 Oxley Street, Griffith

Ideal First Home or High Yielding Investment




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
- Reverse cycle split system heating & cooling for year-round comfort
- Combined bathroom and laundry
- Private balcony for relaxing
- Secure car space and intercom access

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FOR SALE
\$369,500 - \$389,500

AGENTS

Samuel Thompson
0412 300 774
samuel.thompson@ljhmanuka.com.au

AGENCY

LJ Hooker Manuka
(02) 6239 5551

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Interested parties must rely solely on their own enquiries.

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- Swimming pool to the complex
- Opportunity to rent out as serviced apartments for above average rental returns

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.)

Rental Potential: \$500/wk*

- A similar but slightly updated unit in complex has achieved an average weekly income of \$500 per week over the last 12 months through Manuka Park management.

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 DETAILS

Property ID	1U0RFMF
Property Type	Apartment
House Size	45 m2
EER	3.5

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.

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