



LJ Hooker
Manuka



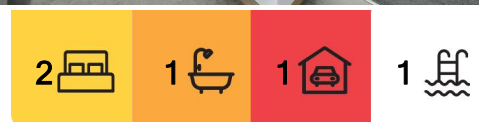
Griffith, 107/11 Giles Street

Unbeatable Rental Yield

Looking for investment? Don't miss the best value apartment in the Inner South. Discover a lucrative investment in the heart of Griffith with this stylish two-bedroom apartment. Situated amidst the cafés restaurants and shopping boutiques of Manuka and Kingston, and in proximity to government departments. This property offers both prime location and enduring value.

The modern interior features 2 bedrooms, both with built in robes, a well-appointed kitchen, open-plan living, and a private balcony as well as a leafy courtyard. The complex's well-maintained facilities, including indoor and outdoor pools, a spa, sauna, BBQ area, and lush gardens, enhance the overall appeal.

This investment opportunity, currently on a long term lease to Adina serviced apartments, guarantees an annual rental return \$28,218.96 gross, reviewed yearly, until Dec 2025. Don't miss this chance for a hassle-free investment, providing both immediate returns and



For Sale
By Negotiation

View
By Appointment

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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.

EER ★★★★★★

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long-term stability in a highly sought-after locale.

Features:

- Fantastic Inner-South location between Manuka and Kingston
- Close to an array of government departments
- Exceptional investment opportunity with effortless guaranteed income
- Lease agreement through Adina until Dec 2025
- Two bedrooms, both with built-in-robres
- Modern kitchen with stone benches and stainless steel appliances
- Open-plan lounge and dining
- Front courtyard
- Balcony
- Stunning well-appointed bathroom with combined laundry
- Beautifully kept complex with indoor and outdoor pool, spa, sauna, BBQ area, and mature gardens
- A rare and exciting opportunity for guaranteed income in a highly sought-after locale
- Guaranteed rental return of over \$28,218.96 gross per year

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	1T7XFMF
Property Type	Apartment
EER	6
Including	Air Conditioning Pool Courtyard Balcony Built-in-Robes Liveability

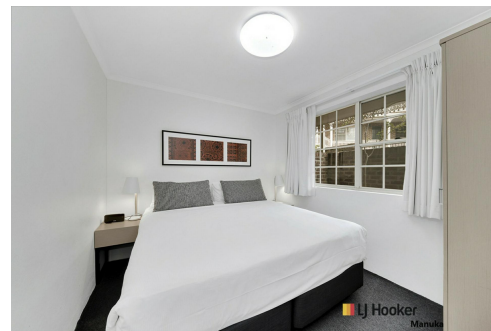
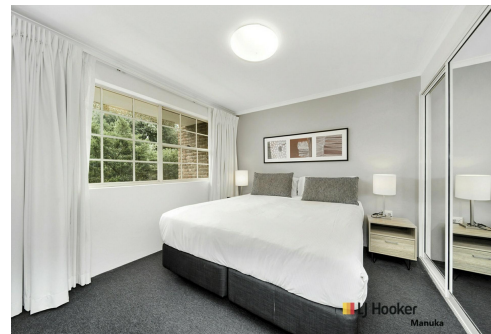
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107/11 Giles Street, Kingston

Disclaimer: Plans are indicative only and should be checked by the prospective purchaser.
Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate.
The information herein is gathered from sources we believe to be reliable.

