



112/10 Currie Crescent, Griffith

Ground-floor living with privacy, space and convenience

Positioned on the ground floor of the tightly held Kingston Park complex, this well-presented north-facing two-bedroom apartment delivers an exceptional blend of privacy, convenience and lifestyle, complete with a private gate providing direct street access, in one of Canberra's most desirable inner-south locations.

The apartment features a generous open-plan living and dining area that seamlessly connects to a sun-filled, landscaped courtyard, making an inviting outdoor retreat ideal for entertaining and relaxing. With established greenery and a peaceful outlook, this space offers a rare sense of privacy and seclusion rarely found in apartment living.

The master bedroom is spacious and thoughtfully designed, complete with built-in storage, direct courtyard access and two-way access to the centrally located bathroom. The second bedroom also includes built-in robes and enjoys a pleasant green outlook.

The kitchen is practical and well-appointed, offering electric cooking, a dishwasher, ample storage, good bench space and a convenient servery to the dining area, while the bathroom and internal laundry is recently fully renovated.

2  1  1 

FOR SALE
\$640,000+

AGENTS

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

AGENCY

LJ Hooker Manuka
(02) 6239 5551

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**

Residents will appreciate the unbeatable location, just moments from the vibrant Kingston Foreshore and Manuka Village, with their array of cafés, restaurants, boutiques, supermarkets and services. The Parliamentary Triangle, Telopea Park and Lake Burley Griffin are also within easy reach, making this an ideal home for professionals, downsizers or investors alike.

Combining a quiet, leafy setting with exceptional connectivity, this apartment offers a lifestyle that is both relaxed and effortlessly convenient.

- Ground-floor apartment within the popular Kingston Park complex
- Light-filled open-plan living flowing to a private landscaped courtyard
- Separate rear seating area providing additional outdoor space
- Well-equipped kitchen with electric cooking, dishwasher, refrigerator, ample storage, good bench space and servery
- Spacious master bedroom with built-in robe, courtyard access and two-way bathroom
- Second bedroom with built-in robe and leafy outlook
- Fully renovated bathroom with floor-to-ceiling tiling and European laundry
- New window furnishings throughout
- Upgraded stainless steel security mesh sliding doors
- Reverse-cycle heating and cooling
- Secure basement car space plus additional guest and resident parking
- Resort-style complex with communal swimming pool
- Walking distance to Kingston, Manuka and Barton, with easy access to major arterial roads

EER: 5

Rates: \$795pq (approx.)

Strata: \$1,155pq (approx.)

Living Size: 59sqm (approx.)

Total Courtyard Size: 43sqm (approx.)

Year Built: 1989

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	1UH9FMF
Property Type	Apartment
House Size	59 m2
EER	5
Including	Air Conditioning Pool Courtyard

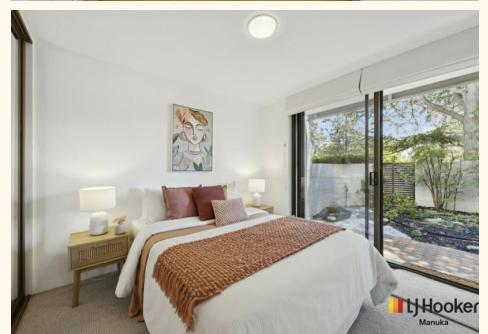
Samuel Thompson 0412 300 774

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



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.



The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

112/10 Currie Crescent, Griffith