







12/53 McMillan Crescent, Griffith

# North-Facing Appeal in an Established Inner-South Location

Positioned within the sought-after Avalon complex, this appealing two-bedroom apartment presents an excellent opportunity to enjoy the best of Canberra's inner-south lifestyle. Combining comfortable interiors, practical features and a highly convenient location, this residence is ideal for first-home buyers, professionals or investors looking to secure a property in one of Canberra's established and desirable suburbs.

The apartment features a generous open-plan living and dining area, providing a welcoming space to relax or entertain. The adjoining modern kitchen is well appointed with electric cooking and ample storage, offering functionality for everyday living. Split-system air conditioning in the lounge room ensures year-round comfort, while the well-proportioned layout makes excellent use of the available space.

Both bedrooms are generously sized and feature built-in wardrobes, providing comfortable accommodation and practical storage. A real highlight is the private north-facing balcony, where a leafy outlook creates a peaceful setting while an undercover car space adds further

2 1 1

**FOR SALE**
$439,000 - $459,000

**VIEW**
Wed 18th Nov @ 5:30PM - 6:00PM

**AGENTS**
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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.

convenience.

Location is where this apartment truly shines. Situated in the popular suburb of Griffith, the property places you within easy reach of Canberra's renowned inner-south dining, shopping and lifestyle precincts. Enjoy the vibrant atmosphere of nearby Manuka, Griffith Shops and Kingston Foreshore.

The location also offers convenient access to a range of local educational facilities and everyday amenities. Nearby schools include St Clare's College, St Edmund's College, Narrabundah Early Childhood School and Narrabundah College, with Telopea Park School also within the surrounding inner-south area. The broader area also offers access to local parks, recreational facilities and public transport connections, making this an appealing location for those who value convenience and connectivity.

Offering a comfortable home, a peaceful leafy outlook and a fantastic inner-south location, this apartment is an opportunity to embrace a convenient and connected lifestyle. Whether you are looking to enter the property market, secure a low-maintenance home or add to your investment portfolio, 12/53 McMillan Crescent is well worth your attention.

- Two generous bedrooms, both with built-in wardrobes
- Modern kitchen featuring electric cooking and ample storage
- Open-plan living and dining area
- Split-system air conditioning in the lounge room
- Private north-facing balcony with a leafy outlook
- Undercover car space
" Located within the sought-after Avalon complex
" Close to the cafés, restaurants and boutique shopping of Manuka
- Convenient access to Griffith Shops, Kingston and the Foreshore
- A selection of nearby schools and educational facilities
- Public transport and convenient access to Canberra's city centre

EER: 6
Rates: $711pq (approx.)
Land Tax (for investors): $895pq (approx.)
Strata: $950pq (approx.)
Internal Living: 72sqm (approx.)
Outdoor Living:  7sqm (approx.)
UV: $145,800 (2026)
Year Built: 1994
Rental Appraisal: $500 - $550 pw

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.

EER ★★★★★★

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LJ Hooker

## MORE DETAILS

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|---|---|
| Property ID | 1UZEFMF |
| Property Type | Apartment |
| EER | 6 |
| Including | Air Conditioning<br>Balcony<br>Built-in-Robes<br>Secure Parking |







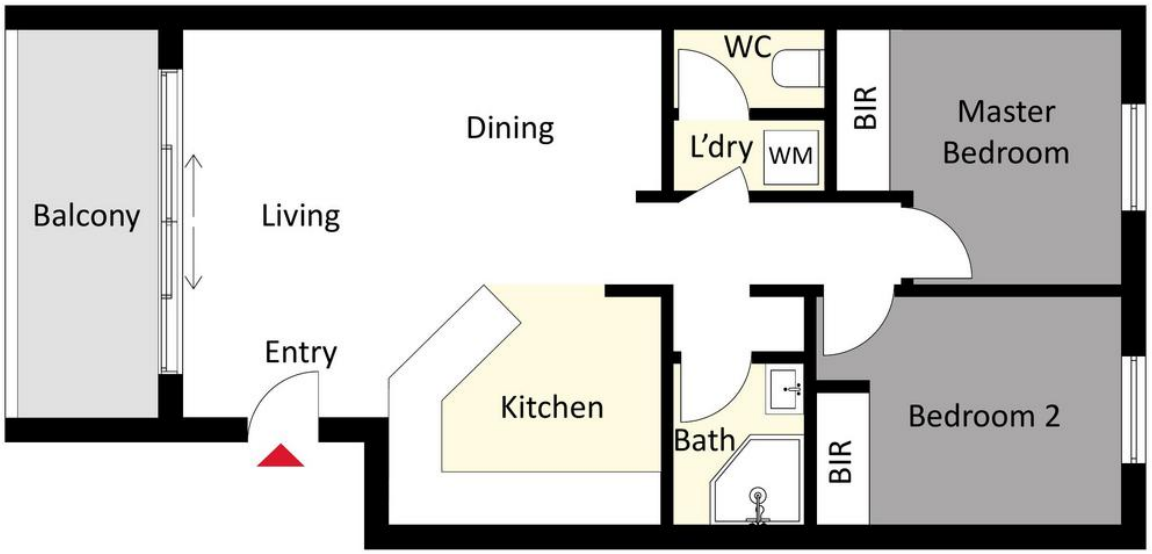




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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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