







132/19 Captain Cook Crescent, Griffith

Corner Position, Northern Sun & Renaissance Living

Positioned within the highly regarded Renaissance complex, this beautifully appointed two-bedroom residence combines contemporary living, quality finishes and an enviable inner-south lifestyle.

Occupying a desirable corner position, the apartment enjoys an abundance of natural light, with floor-to-ceiling windows along the northern side capturing beautiful sunshine throughout the day. High ceilings and expansive glazing further enhance the sense of space and openness.

The spacious open-plan living and dining area flows seamlessly to a generous balcony, creating an ideal setting for relaxed living or entertaining.

The stylish kitchen is appointed with quality Franke appliances, including oven, microwave and dishwasher, an electric cooktop and excellent storage. Two beautifully finished bathrooms and a European-style laundry with washing machine and dryer complete the practical layout.

Comfort is assured year-round with ducted Daikin heating and

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FOR SALE
$799,000 - $849,000

VIEW
Sat 14th Nov @ 10:30AM - 11:00AM

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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.

cooling, while double glazing and soundproofing provide an additional level of privacy and comfort.

Both bedrooms are generously proportioned and feature built-in wardrobes, with the master bedroom enjoying direct access to the balcony. The thoughtful separation of the bedrooms provides excellent privacy, while the abundance of natural light continues throughout the home.

Residents enjoy beautifully landscaped gardens and exceptional communal facilities, including two BBQ areas, two lounge areas, a gaming room and fully equipped gym.

Ideally located in the heart of Griffith, you are moments from Manuka and Kingston's cafés, restaurants and shops, with easy access to the Kingston Foreshore, Lake Burley Griffin, Parliamentary Triangle and Canberra CBD.

Features:

- Desirable corner position within the prestigious Renaissance development
- Floor-to-ceiling northern windows with abundant natural sunlight
- Spacious two-bedroom floorplan
- Built-in wardrobes to both bedrooms
- Master bedroom with direct balcony access
- Two beautifully appointed bathrooms
- Generous balcony
- High ceilings and extensive glazing
- Double-glazed windows and soundproofing
- Ducted Daikin heating and cooling with isolation switches
- Stylish kitchen with quality Franke appliances
- European-style laundry with washing machine and dryer
- Intercom access
- Two secure underground car spaces with storage cage
- Beautifully landscaped gardens and communal areas
- Fully equipped gym, lounge areas and gaming room
- Two dedicated BBQ areas
- Close to Manuka, Kingston Foreshore, Lake Burley Griffin, Parliamentary Triangle and Canberra CBD

Key Figures: (approximations)
EER: 6
Rates: $743.54pq
Land Tax (for investors): $$918.08pq pq
Strata: $1,184.95 pq (admin and sinking fund.)
Internal Living: 83 sqm
Outdoor Living: 13sqm
Year Built: 2024

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.



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MORE DETAILS

Property ID	1UYKFMF
Property Type	Apartment
EER	6
Including	Ducted Cooling
	Ducted Heating
	Intercom
	Balcony
	Gym
	Dishwasher
	Floorboards
	Built-in-Robes
	Liveability

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LJ Hooker
Manuka



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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