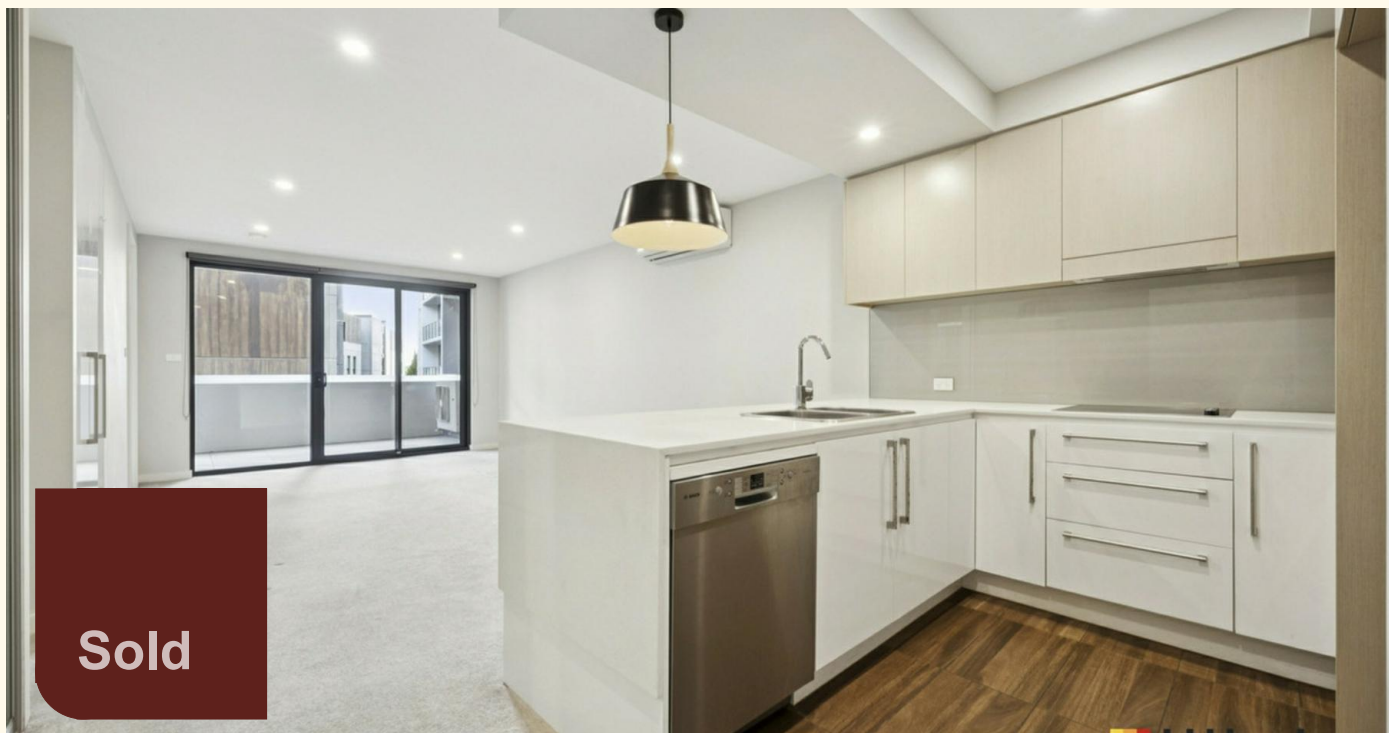


15/115 Canberra Avenue, Griffith

A Smart First Step into One of Canberra's Most Sought-After Suburbs

Perfectly positioned in the tightly held suburb of Griffith, this two-bedroom apartment in the acclaimed Indigo complex presents an outstanding opportunity for first-home buyers or young professionals seeking a premium lifestyle address close to the heart of Canberra.

Set on the second floor, the apartment offers generous open-plan living and dining spaces that maximise space, comfort and outlook. The designer kitchen is finished with high-quality appliances and sleek cabinetry, seamlessly connecting to the living area and ideal for everyday living or entertaining.

Both bedrooms are well proportioned, complemented by two modern bathrooms and a carefully curated selection of high-end inclusions from leading brands throughout. Rare for apartment living, the property also includes two secure car parks plus a dedicated storage cage, a significant advantage rarely found in comparable developments.

Residents of Indigo enjoy exclusive access to Club Indigo, featuring a residents' lounge, fully equipped gym and BBQ facilities, enhancing

2 2 2

FOR SALE

\$570,000

AGENTS

Samuel Thompson

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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

both lifestyle and community.

Living in Griffith means enjoying the best of Canberra at your doorstep —moments from Lake Burley Griffin, Manuka Oval and the vibrant Manuka and Kingston precincts, with their renowned cafés, restaurants and bars. With easy access to the Parliamentary Triangle and the City, you're perfectly connected while still able to retreat home in minutes.

Modern, low-maintenance and exceptionally well located, this is a superb opportunity to secure a high end apartment in an established, blue-chip suburb —an ideal first home and a smart long-term investment.

Key Features

- Second-floor position with excellent natural light
- Spacious open-plan living and dining
- Designer kitchen with quality appliances
- Two stylish bathrooms
- Two secure car parking spaces (rare offering)
- Private storage cage
- Washer/Dryer included
- Access to Club Indigo residents' facilities
- Sought-after Griffith location
- Close to Manuka, Kingston Foreshore & Lake Burley Griffin
- Easy commute to the Parliamentary Triangle and City

EER: 6

Rates: \$519pq (approx.)

Land Tax (for investors): \$641pq (approx.)

Strata: \$1,236pq (approx.)

Internal Living: 72sqm (approx.)

Outdoor Living: 13sqm (approx.)

Year Built: 2016

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	1UG2FMF
Property Type	Apartment
House Size	72 m2
EER	6
Including	Ducted Cooling Balcony Dishwasher Built-in-Robes

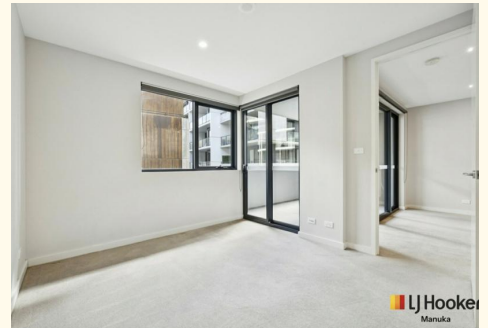
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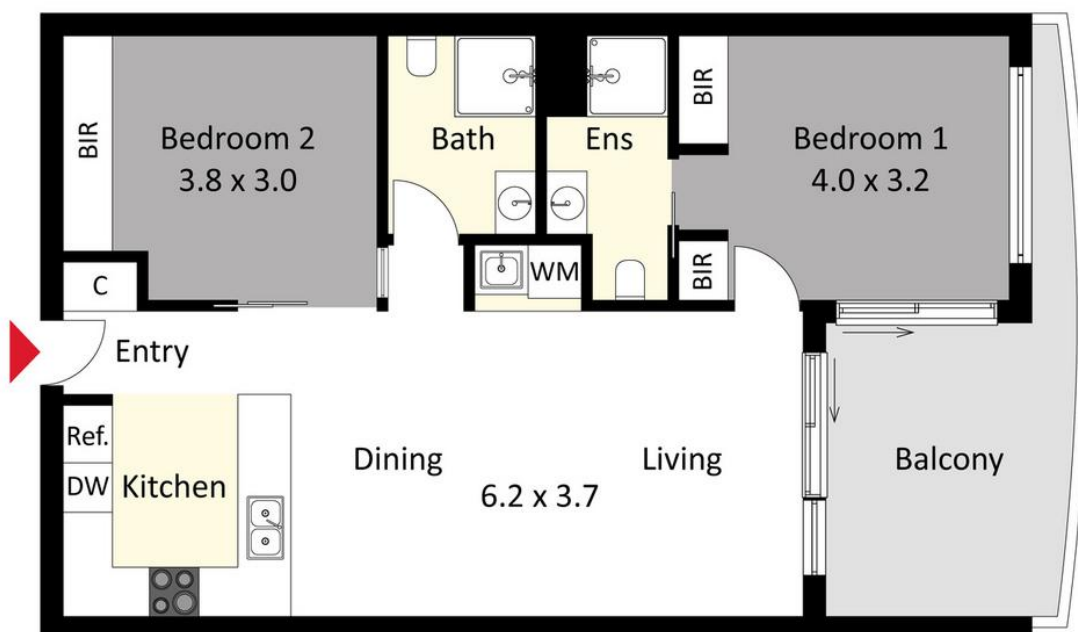
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.