



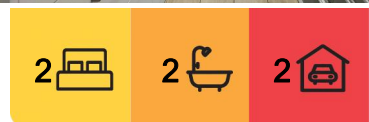
## Griffith, 21/18 Captain Cook Crescent

### New York Style, Better Location

Step into luxury living at its finest with this exquisite 2-bedroom, 2-bathroom apartment, nestled at the prestigious address of 21/18 Captain Cook Crescent in Griffith. With a contemporary design that seamlessly blends style and comfort, this modern abode is the epitome of sophistication, offering a lifestyle of unparalleled elegance.

Designed to cater to a variety of lifestyles, this property is a dream come true for those seeking to enter the property market, downsize without compromising on quality, or invest in a lucrative opportunity. Let's explore why this stunning apartment is the perfect match for you

First Home Buyers: Seize the opportunity to step onto the property ladder with ease, thanks to the affordable price point of this chic residence. Embrace the pride of homeownership in a coveted location that promises a bright future.



**For Sale**  
\$720,000+

**View**  
By Appointment

**Contact**  
**Ryan Hedley**  
0458 440 375  
ryan.hedley@ljdickson.com.au



**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** ★★★★★

**LJ Hooker Dickson**  
**(02) 6257 2111**

**Downsizers:** Say goodbye to the hassles of maintenance and hello to effortless living in this low-maintenance haven. Enjoy the convenience of proximity to amenities and public transport, all while basking in the tranquility of your stylish sanctuary.

**Investors:** Unlock the potential for high returns with strong rental demand in the area. This property presents a lucrative investment opportunity that promises to yield fruitful rewards for years to come.

**Young Couples:** Embark on your journey together in style with this spacious apartment that offers the perfect blend of privacy and space. Create lasting memories in a home that reflects your vibrant lifestyle and aspirations.

**Singles:** Embrace the freedom of independent living in a modern setting tailored to your every need. From the sleek design to the thoughtful layout, this apartment is the ideal sanctuary for solo living.

Featuring an ensuite for added convenience, built-in wardrobes for ample storage, and a balcony to soak in the picturesque views, every detail of this property has been meticulously crafted to elevate your living experience.

This property is strategically located in the vibrant heart of Canberra, offering unparalleled convenience tailored to suit your lifestyle.

Boasting a premium setting with convenient lift access to the nearby Coles supermarket, post office and banks, residents can enjoy a leisurely stroll to the popular Manuka shopping precinct and the Manuka sports oval.

Situated in close proximity to key landmarks such as the Parliamentary Triangle, Kingston, and the picturesque Lake Burley Griffin Kingston foreshore, this residence places you amidst a plethora of local eateries, cafes, and bars, ensuring you are always at the heart of the city's dynamic pulse with top amenities just steps away.

Furthermore, swift access to the City Centre, Canberra Airport, and the bustling Majura Park Shopping district via a short drive adds to the immense appeal and practicality of this prime location.

Don't let this opportunity slip through your fingers. Contact us today to arrange an inspection and make your dreams of luxurious living a reality at 21/18 Captain Cook Crescent. Your future awaits!

**Features:**

- \*Stylish New York-inspired apartment in Manuka Terrace
- \*Expansive two-story layout, offering 81m<sup>2</sup> of living area
- \*Bright, open-plan design with an eastern exposure
- \*Elegant cedar windows and French doors
- \*Modern granite kitchen equipped with electric stove and dishwasher
- \*Generous storage options throughout
- \*Efficient split system reverse cycle air conditioning and heating
- \*Underfloor heating
- \*Combined bathroom and laundry facilities
- \*Master suite featuring an ensuite and built-in wardrobe
- \*Large rooftop terrace
- \*Two dedicated parking spaces and extra basement storage



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- \*Private and secure residential complex
- \*Integrated refrigerator
- \*Walk-in pantry
- \*Security intercom system
- \*Two balconies for additional outdoor space
- \*Immediate access to Manuka Village
- \*Elevator access directly to the Coles supermarket

Approx 1 km - Manuka Oval

Approx 2 km - Kingston Foreshore

Approx 3 km - Parliament House

Approx 4 km - National Gallery of Australia

Approx 5 km - Lake Burley Griffin

## More About this Property

<b>Property ID</b>	1DXHNTF92
<b>Property Type</b>	Apartment
<b>EER</b>	6

### Ryan Hedley 0458 440 375

Licensed Agent and Auctioneer ACT/NSW | Associate Director |  
ryan.hedley@ljhdickson.com.au

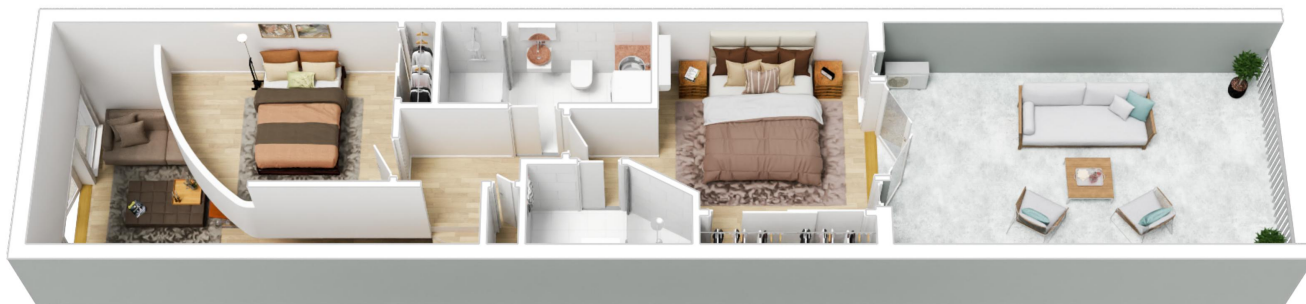
### LJ Hooker Dickson (02) 6257 2111

36 Woolley Street, DICKSON ACT 2602  
dickson.ljhooker.com.au | info@ljhdickson.com.au

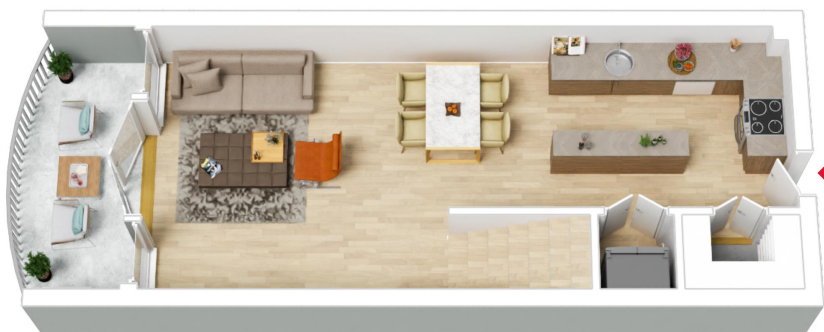


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Upper Level



Lower Level

The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

21/18 Captain Cook Crescent, Griffith

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