



Sold



33/109 Canberra Avenue, Griffith

2 2 1

Light Filled Living with Seamless Indoor Outdoor Flow

Positioned within the tightly held Axial Apartments, Apartment 33 at 109 Canberra Avenue offers a standout lifestyle opportunity in one of Griffith's most connected and convenient precincts.

With a wide street frontage and floor to ceiling glass, natural light streams through the living areas and bedrooms, creating an inviting sense of space and openness. The open plan kitchen and living zone is a beautiful environment to relax or entertain, flowing seamlessly to the outdoor area and enhancing everyday living.

Thoughtfully designed, the apartment features two well separated bedrooms and two bathrooms, providing excellent privacy and functionality for both owner occupiers and investors. Quality finishes, generous storage and a smart layout ensure comfort and ease throughout.

Residents of the Axial complex enjoy premium shared amenities, including a fully equipped gym, residents' lounge, and barbecue facilities, all set around a striking internal atrium courtyard that fills the building with natural light.

FOR SALE
\$589,000+

AGENTS

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Interested parties must rely solely on their own enquiries.

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The location is exceptional. Within walking distance to Griffith Shops, Kingston Foreshore and Lake Burley Griffin, the apartment is also close to respected schools, public transport routes and offers easy access to the Parliamentary Triangle and Canberra City.

Features:

2 bedrooms | 2 bathrooms | 1 car space
Located within the tightly held Axial complex
Floor to ceiling glass windows and doors
Open plan kitchen and living area
Kitchen with stainless steel appliances including dishwasher
Reverse cycle heating and cooling
Built in wardrobes
Secure basement parking with storage cage
Direct access from basement garage into the apartment
Gym and communal BBQ area
Walking distance to shops, markets, schools, and the foreshore, with easy city access.

Essentials:

Total size: 83m²
Rates: \$533 p.q approx.
Land tax: \$643.76 p.q approx. (investors only)
Body Corporate \$1,209.84 p.q approx.
EER rating: 6 stars
Rental Appraisal: \$620 - \$660 per week

MORE DETAILS

Property ID	2EW1FHK
Property Type	Apartment
House Size	83 m2
EER	6

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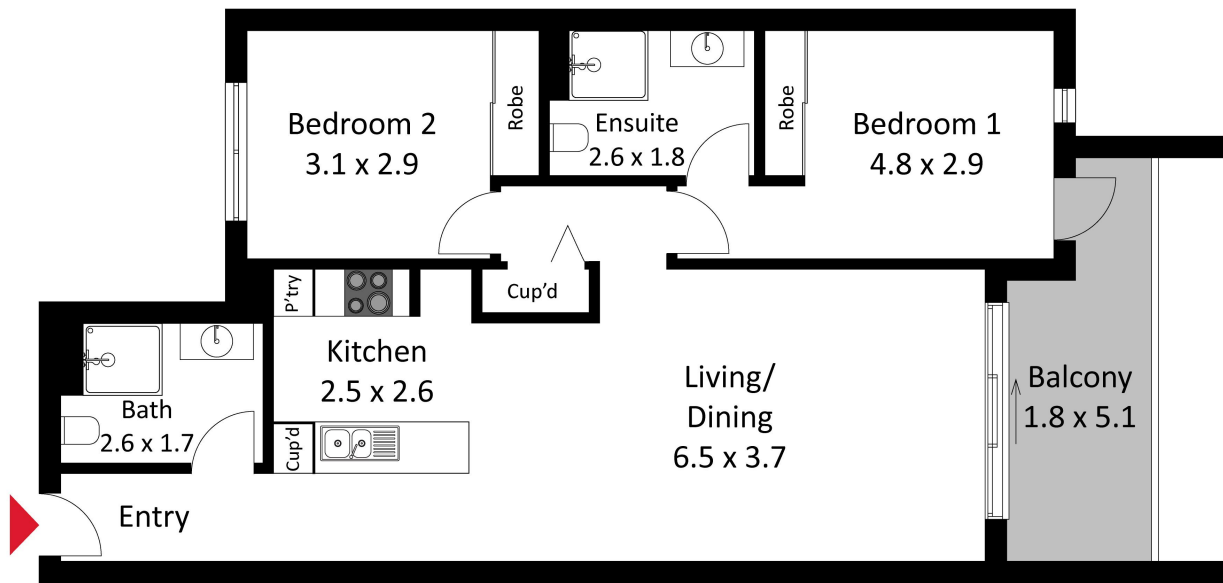
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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