




39/47 McMillan Crescent, Griffith

1  1  1 

Affordable Inner South Gem — Ideal for First Home Buyers or Savvy Investors

FOR SALE
\$340,000

AGENTS

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AGENCY

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Tucked away in the peaceful and private end of the sought-after McMillan Gardens complex, this charming ground-floor apartment offers an exceptional opportunity for first home buyers, downsizers, or investors looking for a solid return. With a secure tenant in place and impressive rental yield, this is a low-maintenance investment in a location that truly delivers on lifestyle and convenience.

Step inside and discover a surprisingly spacious one-bedroom apartment that's both cosy and practical. The bedroom is a true retreat, featuring a built-in wardrobe and its own private ensuite—perfect for comfortable everyday living. Thoughtfully designed, the layout makes the most of the space, offering privacy and separation from the living area while maintaining an open, airy feel throughout.

The open-plan kitchen, complete with a stylish stone benchtop, electric cooktop, and ample cabinetry for all your storage needs. A separate laundry adds to the practicality, making day-to-day life that much easier.

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 **LJ Hooker**

Adding to the appeal is your own designated car space conveniently located right at your doorstep, rare for this complex and a huge plus for easy access. Residents also enjoy access to the beautifully maintained in-ground swimming pool, an ideal spot to cool off during Canberra's warmer months.

Perfectly positioned just moments from public transport and a short drive to the buzzing Kingston Foreshore, Manuka precinct, Green Square, and Fyshwick Markets, this is a smart and stylish entry point into one of Canberra's most desirable suburbs.

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.

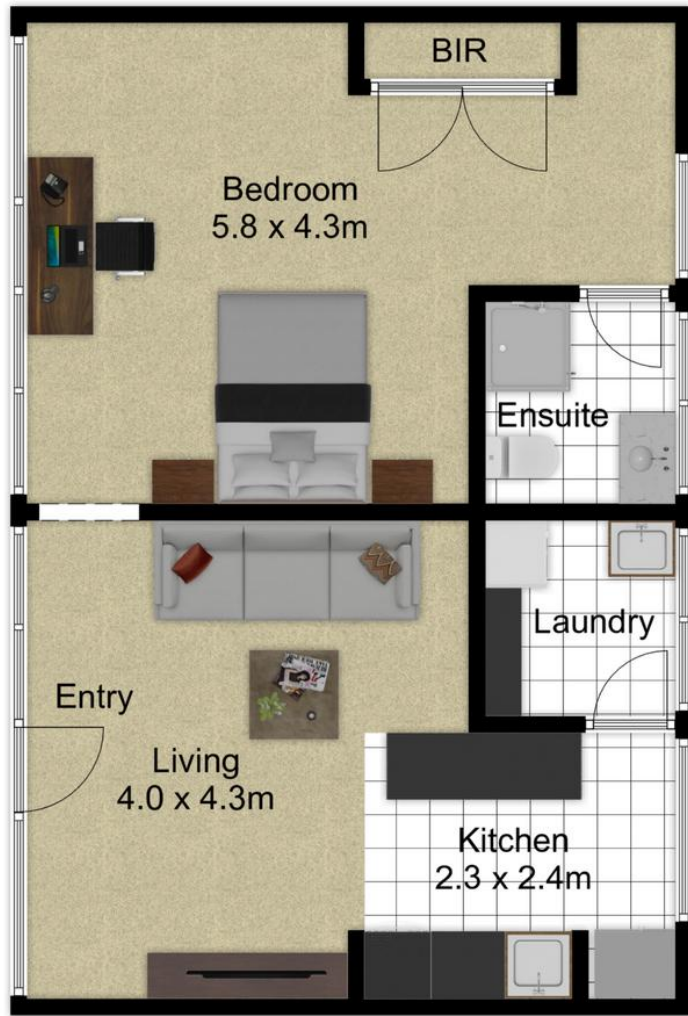
MORE DETAILS

Property ID	1U31FMF
Property Type	Apartment
House Size	53 m2
EER	3

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Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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