



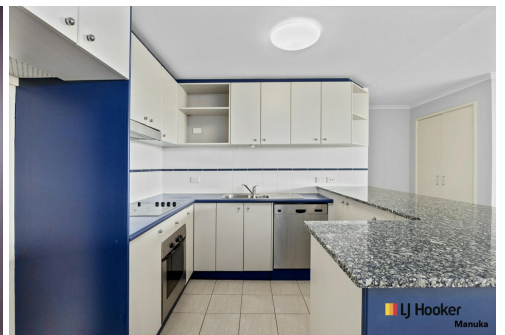
LJ Hooker
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Griffith, 409/107 Canberra Avenue

Bigger Than Average Living in Griffith

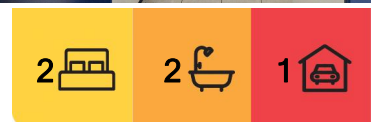
Located in the heart of the highly sought-after suburb of Griffith, this 2-bedroom, 2-bathroom apartment offers a perfect combination of comfort and convenience. Positioned in the establishes Killara complex, this apartment is ideal for those seeking an easy-care, inner south lifestyle with stunning views.

Upon entering, you'll be greeted by a spacious and light-filled open-plan living area, featuring reverse cycle air conditioning to keep you comfortable all year round. The contemporary kitchen is equipped with all electric cooking, a dishwasher, and plenty of bench space making meal preparation a breeze.

The two spacious bedrooms come with built-in wardrobes, providing ample storage space. Both bathrooms are generously proportioned with the main featuring a bathtub, perfect for unwinding after a long day. Step out onto the balcony and enjoy views over Manuka Oval, to Capital Hill and Black Mountain Tower while soaking in the peaceful ambiance.



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.



For Sale
Please Call

View
ljhooker.com.au/1TWVFMF

Contact
Samuel Thompson
0412 300 774
samuel.thompson@ljhmanuka.com.au

EER ★★★★★★

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(02) 6239 5551

Perfectly positioned in the midst of Manuka Shopping Precinct, the Griffith Shops, the Old Kingston Shops, Kingston Foreshore and the Fyshwick Fresh Food Markets, whether you enjoy shopping in unique boutiques or tasting some of the best food that Canberra has to offer, you can't match the convenience of this apartment.

With both privacy, and easy access to everything you need, this apartment offers the ability to move straight in and enjoy the inner south lifestyle, or immense potential to further improve.

Features:

- * 101sqm of living with reverse cycle air conditioning for year-round comfort
- * Inner south views from your private balcony, offering a peaceful and serene outlook
- * Two generous bedrooms with built-in wardrobes
- * 2 large bathrooms, main with Bathtub
- * Secure underground parking

Property figures:

Rates: \$487.50 p.q. approx.

Strata: \$1,725 p.q. approx.

Land Tax: \$ 640 p.q. approx.

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 About this Property

Property ID	1TWVFMF
Property Type	Apartment
House Size	101 m2
EER	6
Including	Air Conditioning Balcony Dishwasher Built-in-Robes

Samuel Thompson 0412 300 774

Property Consultant | samuel.thompson@ljhmanuka.com.au

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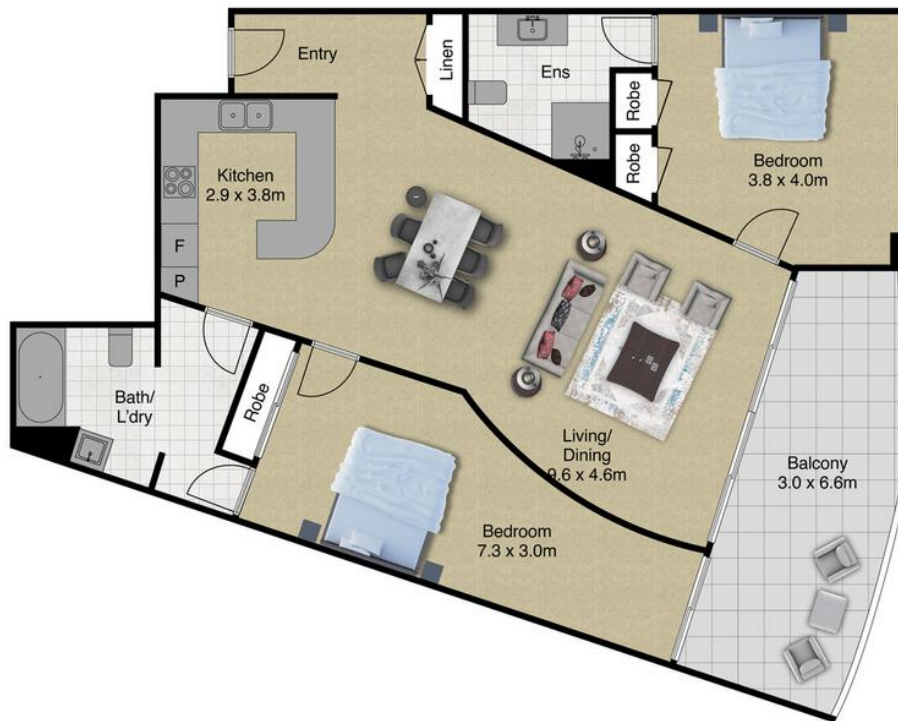
20 Bougainville Street, MANUKA ACT 2603

manuka.ljhooker.com.au | manuka@ljhmanuka.com.au



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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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