

54/17 Captain Cook Crescent, Griffith

## Manuka's Most Luxurious Sky Terrace | 241sqm of North Facing Executive Living

A rare opportunity to create one of South Canberra's most impressive private terrace retreats. With an expansive footprint and one of Canberra's finest skyline backdrops, this extraordinary terrace offers endless potential for luxurious outdoor living.

Envision a sophisticated entertaining space complete with multiple lounge and dining zones, create your own sky garden, an outdoor kitchen, or even add a free standing spa.

Whether hosting sunset drinks, long lunches or quiet evenings under the stars, this remarkable terrace haven has the scale and setting to become a truly exceptional extension of your new home.

Situated over the road from the vibrant Manuka precinct, this rare offering delivers an impressive 241sqm of total living space, making it one of the largest footprints of any apartment available in the area.

Whether you're a professional seeking a luxury Inner South lifestyle, a downsizer wanting space without compromise, or an investor looking

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**FOR SALE**  
\$975,000+

**VIEW**  
By Appointment

**AGENTS**  
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**AGENCY**  
LJ Hooker Canberra City  
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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**

for a blue-chip opportunity, this apartment offers a combination of size, quality and location that is rarely available.

#### Property Features

Expansive 241sqm total floorplan with generous indoor and outdoor living

Two oversized bedrooms with built-in wardrobes

Two contemporary bathrooms finished with premium fixtures

Spacious open-plan living and dining area filled with natural light

Designer kitchen with quality BORA appliances, stone benchtops and ample storage

Enormous private entertaining terrace-ideal for outdoor dining, entertaining guests or relaxing in the sun

Two secure side-by-side underground car spaces

Additional storage cage

Lift access and secure building entry

Quality finishes throughout

- maintenance luxury living

Walk to Manuka Village for boutique shopping, cafés, restaurants, wine bars and everyday conveniences. Spend weekends enjoying local parks, nearby sporting facilities, Manuka Oval, Kingston Foreshore and Lake Burley Griffin, all just minutes from your front door.

The location also provides convenient access to the Airport, Barton, Canberra City, Russell Offices and Canberra's leading schools, making it ideal for professionals and those seeking an executive lifestyle.

If you've been searching for a luxury apartment in Griffith, an oversized apartment near Manuka, or premium Inner South living with exceptional outdoor entertaining, Unit 54 is waiting for you!

#### Numbers (all approximate)

Internal Living: 76 sqm

External Living: 165 sqm

Total Living: 241 sqm

Rates: \$550/qtr

Body Corporate: \$1250/qtr

Land Tax: \$994/qtr

EER: 6 stars

This is a rare opportunity to secure one of the complex's most impressive residences contact Ben Jones | LJ Hooker Canberra City | 0420 863 351 for an inspection

#### Disclaimer:

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Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.



## MORE DETAILS

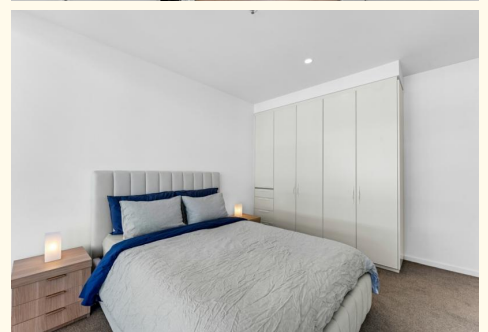
|               |           |
|---------------|-----------|
| Property ID   | 2FYMFHK   |
| Property Type | Apartment |
| House Size    | 76 m2     |
| Land Area     | 241 m2    |
| EER           | 6         |

**Ben Jones 0420863351**

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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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