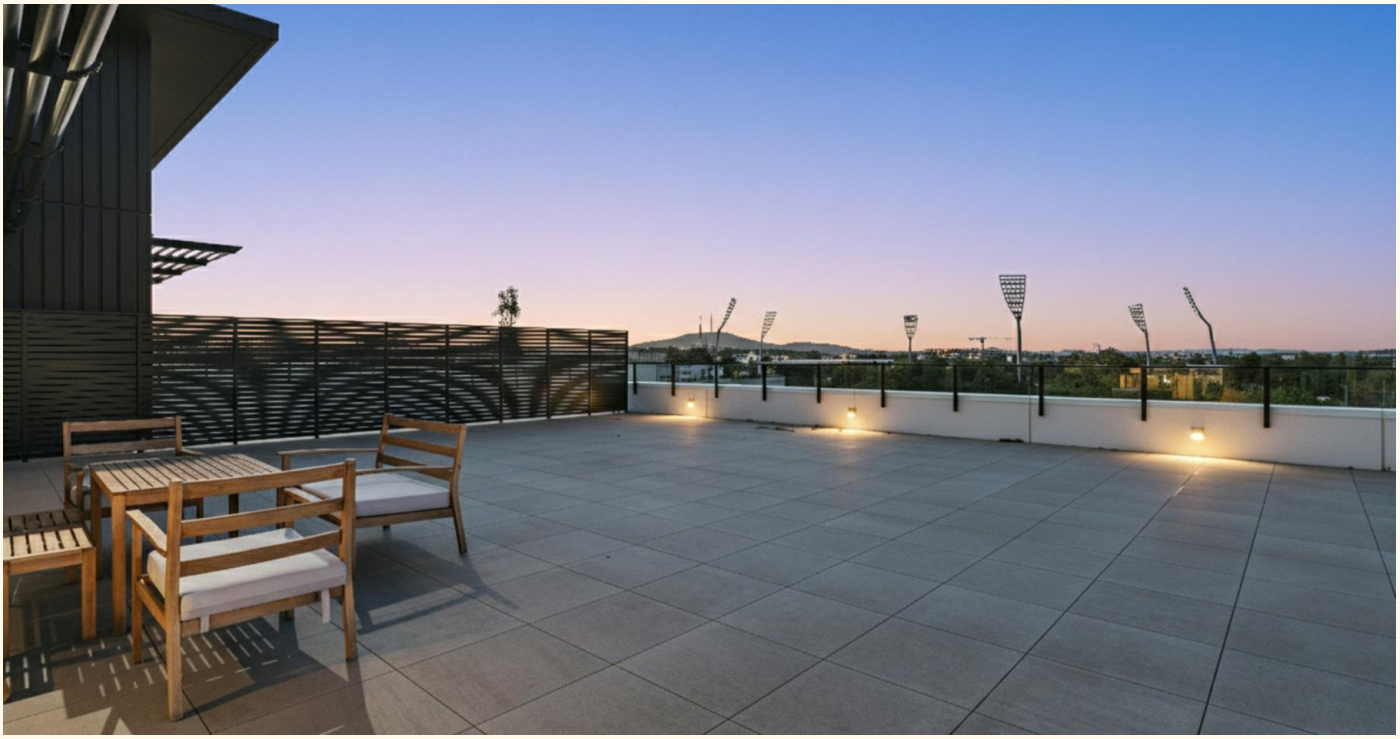
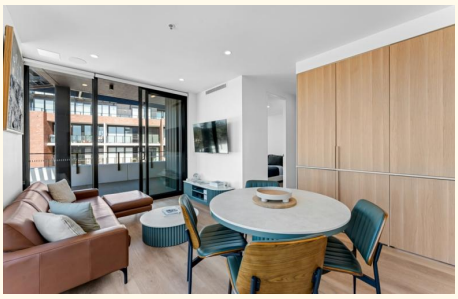








54/17 Captain Cook Crescent, Griffith

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

- *COME AND INSPECT MANUKA'S AMAZING SKY TERRACE**

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.

2 2 2

FOR SALE
$899,999+

VIEW
Sat 10th Oct @ 9:00AM - 9:30AM

AGENTS
Ben Jones
0420863351
ben.jones@ljhookerprojects.com.au

AGENCY
LJ Hooker Canberra City
(02) 6249 7700

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

Whether you're a professional seeking a luxury Inner South lifestyle, a downsizer wanting space without compromise, or an investor looking 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 I LJ Hooker Canberra City I 0420 863 351 for an inspection

Disclaimer:
Disclaimer: All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

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.

EER ★★★★★★

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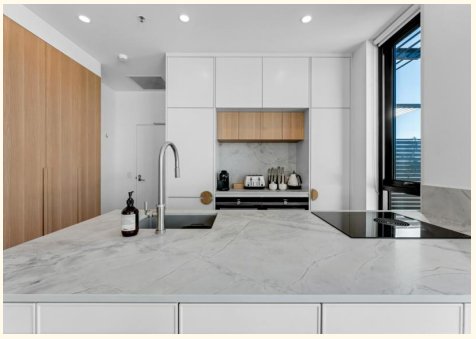
MORE DETAILS

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

Ben Jones 0420863351
ACT & NSW Licensed Agent | ben.jones@ljhookerprojects.com.au

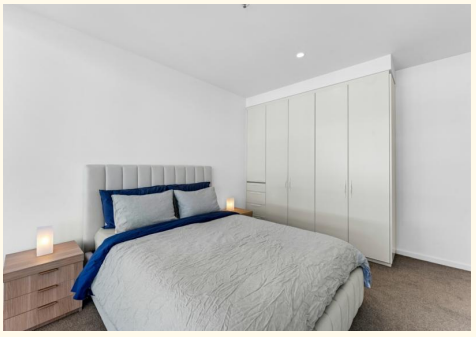
LJ Hooker Canberra City (02) 6249 7700
1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601
canberracity.ljhooker.com.au | sales@ljhcanberracity.com.au











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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.

54/17 Captain Cook Crescent, Griffith

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