



6/1 Oxley Street, Griffith

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Fantastic High Yielding Investment Opportunity or First Home!

Positioned in one of Canberra's most sought-after locations, this beautifully maintained one-bedroom apartment offers exceptional lifestyle appeal and investment potential.

Perched on the top level, the apartment features a private balcony overlooking Manuka Oval, capturing the charm and vibrancy of the Inner South.

Step outside and enjoy everything this prime location has to offer. Manuka Oval, Manuka Shops, Manuka Pool, and the Kingston Hotel are all just a short stroll away, providing the perfect blend of leisure, dining, and convenience.

Set within a classic Canberra building with character-filled architecture and pool facilities, this residence presents the ideal opportunity for astute investors seeking a premium address and strong rental appeal.

The benefit of this style of investment is that the apartment could be unoccupied for a period of time, but you still make income! The

FOR SALE
\$380,000+

AGENTS

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AGENCY

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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.

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apartment is also available to live in.

Enquire today for more information on this excellent opportunity!

- Opportunity to rent out as serviced apartments for above average rental returns or live in!
- Opportunity to purchase fully furnished
- Light-filled open plan living and dining area
- Generous bedroom with built-in robe
- Reverse cycle split system heating & cooling for year-round comfort
- Combined bathroom and laundry
- Private balcony for relaxing
- Secure car space and intercom access
- Swimming pool to the complex

EER: 2.0

Rates: \$776 pq (approx.)

Land Tax (for investors): \$1,027 pq (approx.)

Strata: \$ 510 pq (approx.)

Internal Living: 45sqm

External living: 7.09sqm

Average weekly rent: \$572.81 p.w.

Year Built: 1986 (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 DETAILS

Property ID	1U8JFMF
Property Type	Apartment
House Size	45 m2
EER	2
Including	Air Conditioning Pool Dishwasher Built-in-Robes Secure Parking

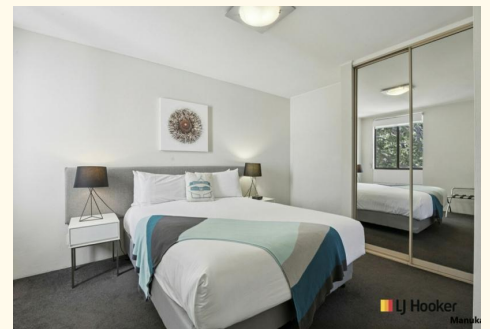
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Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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