



6/115 Canberra Avenue, Griffith

Your Sanctuary in Griffith - Oversized North Easterly Terrace




Step into a home that feels instantly calming, surrounded by natural light and a beautiful leafy outlook. This north-easterly oriented apartment is designed for women who value style, ease, and a touch of everyday luxury.

Sunshine pours through the wraparound windows of the living and kitchen spaces, creating an uplifting, airy atmosphere. The chic kitchen-with its stone benchtops and quality Bosch appliances-invites effortless cooking and entertaining.

Flowing seamlessly from the lounge and dining areas, the expansive partly covered terrace is perfect for morning coffee, alfresco dinners, or hosting friends year-round.

Both bedrooms are generously sized and thoughtfully separated for privacy. The main suite includes an ensuite.

Located in the heart of Griffith, you're moments from the boutique charm of Manuka Village and Old Kingston, also the vibrant dining scene of Kingston Foreshore is a short walk away. It's a lifestyle that offers convenience, community, and sophistication.

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FOR SALE
\$599,000+

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.

 **LJ Hooker**

Why You'll Love Living Here

- Two spacious bedrooms & two bathrooms
- Two secure car spaces plus a storage cage
- Chic stone-topped kitchen with quality Bosch appliances
- Light-filled north-easterly living spaces that feel warm and inviting
- A stunning oversized balcony with a leafy, tranquil outlook
- Reverse-cycle air conditioning in the living room and main bedroom
- Access to a communal gym, TV room, and BBQ area-perfect for relaxed weekends
- Easy stroll to public transport, cafés, dining, and boutique shopping

Numbers (all approx.)

72m2 internal + 23m2 balcony
Rates per quarter: \$466 approx.
Strata per quarter: \$1370 approx.
Rental Estimate: \$650pw
EER 6 Stars

MORE DETAILS

Property ID	2ENUFHK
Property Type	Apartment
EER	6

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