



6/99 Canberra Avenue, Griffith

Light-Filled Inner South Living in a Prime Griffith Location

Positioned within a secure, low-rise boutique complex in the heart of Griffith, this beautifully presented two-bedroom apartment offers an outstanding opportunity to enjoy a convenient Inner South lifestyle. Located on the second floor and benefiting from a peaceful west-facing aspect, the apartment combines generous proportions, comfortable living and excellent everyday functionality.

The well-designed floorplan provides an inviting open-plan living and dining area filled with natural light, flowing seamlessly to a private balcony an ideal space to relax and unwind. The modern kitchen is well equipped with quality appliances and ample storage, while one generously sized bedroom features a built-in wardrobe.

Additional features include a well-appointed bathroom, air conditioning for year-round comfort, a separate laundry and an allocated secure car space, providing everything required for easy and comfortable living.

Perfectly positioned just moments from Fyshwick Fresh Food Markets, Kingston Foreshore and Lake Burley Griffin, with Manuka Village, the Parliamentary Triangle and Canberra CBD all within easy reach, this apartment places an array of cafés, restaurants, shops and recreational amenities at your doorstep.

Offering space, convenience and a highly sought-after Inner South

2 1 1

FOR SALE
$400,000+

VIEW
Thu 5th Nov @ 12:30PM - 1:00PM

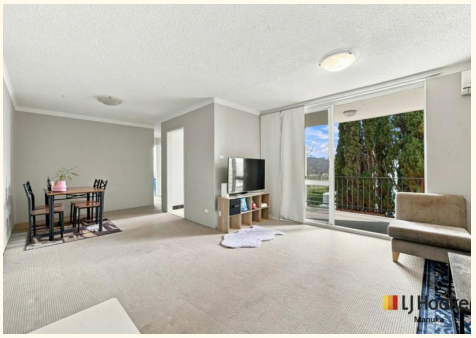
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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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location, 6/99 Canberra Avenue presents an excellent opportunity for first home buyers, downsizers, professionals or investors seeking a low-maintenance property with strong lifestyle and rental appeal.







- Second-floor position in a secure boutique complex
- Peaceful west-facing aspect
- Spacious two-bedroom apartment
- Light-filled open-plan living and dining area
- Private balcony
- Modern kitchen with quality appliances
- Ample kitchen storage
- Two generously sized bedrooms
- Built-in wardrobes in one bedroom
- Well-appointed bathroom
- Air conditioning
- Separate laundry
- Allocated secure car space
- Low-rise boutique complex
- Convenient Griffith location
- Walking distance to Fyshwick Fresh Food Markets, Kingston Foreshore and Lake Burley Griffin
- Moments from Manuka Village, Parliamentary Triangle and Canberra CBD
- Ideal for first home buyers, downsizers and investors
- Strong rental appeal
- Well-presented and ready to enjoy immediately

EER: 4
Rates: $655pq
Land Tax (for investors): $692pq (approx.)
Strata: $1,312pq (approx.)
Internal Living: 70,51sqm (approx.)
Outdoor Living: 8sqm (approx.)
UV: $192,000 (2025)
Year Built: 1976
Rental Appraisal: $600 - $675 pw

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

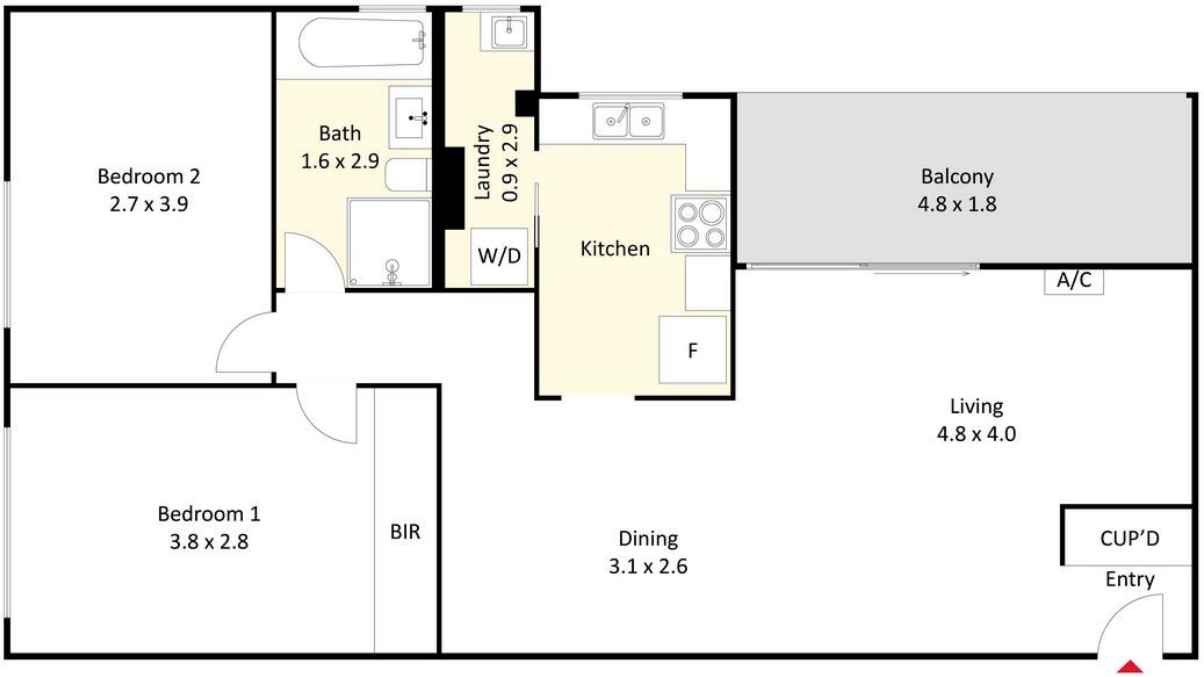
Property ID	1UWSFMF
Property Type	Apartment
EER	4
Including	Balcony

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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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