



65/115 Canberra Avenue, Griffith

## Open To All Offers Prior to Auction! Will Be Sold!




Auction Location: On Site

Welcome to 65/115 Canberra Avenue, Griffith, a stylish and sun-soaked two-bedroom apartment in the Indigo complex offering an exceptional lifestyle in one of Canberra's most desirable suburbs. With its ideal north/northeast-facing orientation, this home captures all-day natural light in winter and stays cool in summer, making it both comfortable and energy-efficient.

The open-plan living and dining area flows seamlessly to a private balcony, while the sleek kitchen is equipped with an induction cooktop, modern appliances, and ample storage, perfect for entertaining or everyday living.

The master bedroom features a large built-in robe, an ensuite, reverse cycle air conditioning, and scenic views of Mount Ainslie. The second bedroom, also with built-in storage, is serviced by a stylish main bathroom.

Extras like double-glazed windows and doors, reverse cycle air conditioning, and included appliances (dryer, bedroom TV, and lounge

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### FOR SALE

Auction 11/10/2025

### AGENTS

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### AGENCY

LJ Hooker Manuka  
(02) 6239 5551

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**

TV mount) make this home move-in ready.

Just a short drive to dining, shopping & entertainment in Kingston, Kingston Foreshore & Manuka and adjacent to St Edmunds & St Claire's Colleges.

Whether you're looking to enter the market, invest, or downsize without compromise, this property ticks all the boxes for low-maintenance luxury.

The apartment is currently tenanted until 26th September 2025.

- North/northeast facing unit; sun in the winter and shade in the summer
- Stylish kitchen with induction stove top, dishwasher & ample cupboard space
- Reverse cycle split system in the lounge room and master bedroom
- Master bedroom features an ensuite and views of Mt Ainslie
- Internal laundry
- Large built-in robes to both bedrooms
- Double glazed windows and sliding doors providing additional warmth in winter
- Private balcony
- Dryer, TV in the master bedroom and TV mount in the lounge room are included in the sale
- Two car spaces with storage container in basement
- Gym & communal areas in the complex
- Currently rented at \$600 p.w. until 26th September 2025

**Outgoings & Property Info:**

EER: 6.0

Rates: \$521pq (approx.)

Strata: \$1,224pq (approx.)

Land Tax: \$646pq (approx.)

Internal Living: 69sqm (approx.)

Outdoor Living: 14sqm (approx.)

Year Built: 2016

**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 1U3QFMF  
Property Type Apartment  
House Size 69 m2  
EER 6  
Including Air Conditioning  
Intercom  
Balcony  
Gym  
Dishwasher  
Built-in-Robes  
Secure Parking  
Liveability

**Samuel Thompson 0412 300 774**

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**LJ Hooker**  
Manuka

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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**LJ Hooker**