



95/13-15 Sturt Avenue, Griffith

## A Classic Design, Reimagined.

Auction 11th February (if not sold prior).




Staffordshire Terrace has long been a highly regarded residential development in one of Canberra's most prestigious suburbs, and now one of these exclusive apartments has been made into a beautiful, move-in ready proposition.

Fully renovated internally with new floorboards carpets, a brand new luxury bathroom and a renovated kitchen. There is nothing to do here but move in and start enjoying life in the Inner South. And on that front there is SO much to enjoy. We are walking distance to the Fresh Food markets, and a short easy trip to the old Bus Depot markers and old Kingston. A short bike ride is all that separates you from the parliamentary triante, and there are also great schools and early learning centres close by.

This proximity to services, employment and entertainment not only improves your lifestyle, but is a great draw card for prospective tenants as well.

What's on offer:

- Fully renovated 2 bedroom apartment
- Shady, private balcony off lounge

2  1  1 

**FOR SALE**  
\$499,000+

### AGENTS

Nic Salter-Harding  
0412 600 085  
[nic.salter-harding@ljdickson.com.au](mailto:nic.salter-harding@ljdickson.com.au)

### AGENCY

LJ Hooker Dickson  
(02) 6257 2111

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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- Separate balcony access from both bedrooms
- Separate Laundry
- Well-managed strata with swimming pool
- Secure parking

What's nearby:

- Manuka
- Kingston
- Fresh Food Markets
- Old Bus Depot Markets
- Parliamentary Zone

Quarterly Strata Fees:

Admin Fund: \$513

Sinking Fund: \$197

Total Strata Fees: \$710 per quarter

## MORE DETAILS

Property ID	1HKMZQF92
Property Type	Apartment
House Size	71 m2
EER	5

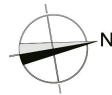
### Nic Salter-Harding 0412 600 085

Licensed Agent & Auctioneer ACT/NSW | nic.salter-harding@ljhdickson.com.au

### LJ Hooker Dickson (02) 6257 2111

36 Woolley Street, DICKSON ACT 2602  
dickson.ljhooker.com.au | info@ljhdickson.com.au





The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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