

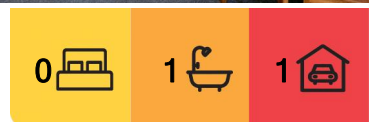
## Griffith, 28/47 McMillan Crescent

Affordable Inner South Studio- Great Value, Tenanted and Well Located

Perfect for first home buyers, investors, or those seeking a low-maintenance lifestyle, this cute and cosy ground floor studio apartment at 28/47 McMillan Crescent is the ideal Inner South entry point. With high yields and a secure tenant in place until January 2027 at \$626 per fortnight, it's a great entry into the property market and a smart investment in a highly convenient location.

Step inside to a bright, open-plan layout with neutral tones and a freestanding wardrobe offering ample storage. The functional kitchen features a sleek stone benchtop and electric hot plates, while the bathroom includes a shower, vanity, and toilet for everyday comfort.

Situated at the private end of the McMillan Gardens complex, the apartment enjoys added privacy with the bonus of a designated car space right at your doorstep-unlike others in the complex where parking is further away. Residents also enjoy access to a shared laundry



**For Sale**  
\$289,000+

**View**  
Sat 12th Jul @ 12:10PM - 12:25PM

**Contact**  
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**EER** ★★★★★

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(02) 6239 5551



with coin-operated machines and a refreshing in-ground swimming pool, ideal for relaxing on warm days.

All of this is just a short walk to public transport, making commuting simple. Plus, you're only minutes away from Kingston Foreshore, Green Square, Manuka, and the Fyshwick Markets-offering an enviable lifestyle at your doorstep.

Features:

- \*Approx. 20sqm of efficient living space
  - \*Kitchenette with stone benchtop and electric cooktop
  - \*Ground floor position with only one neighbour
  - \*Private car space located directly at the front of the unit
  - \*Communal laundry with washing machines and dryers
  - \*Complex swimming pool
  - \*Tenanted until 2027; ideal for investors
- \* Buyers please note, some banks may not lend for apartments of this size.

Disclaimer:

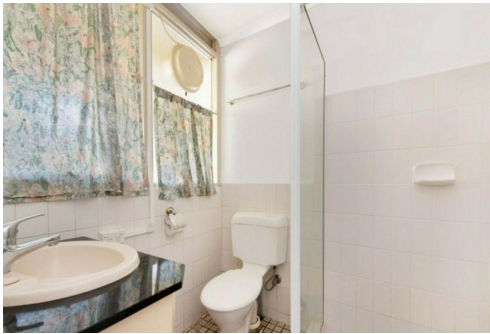
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More About this Property

Property ID	1U26FMF
Property Type	Studio
House Size	20 m2
EER	3.5

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