






28/47 McMillan Crescent, Griffith

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

**FOR SALE**  
\$198,000

### AGENTS

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### AGENCY

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 **LJ Hooker**

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

**Key Figures: (Approximations)**

Rates: \$641.87 per quarter

Land Tax: \$808.06 per quarter (Investors only)

Strata: \$621.92 per quarter (admin and sinking)

Approx 61 units in complex

- Buyers please note, some banks may not lend for apartments of this size.

**Disclaimer:**

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**MORE DETAILS**

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

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