



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
\$259,000

View
Tue 5th Aug @ 12:30PM - 12:45PM

Contact
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EER ★★★★★

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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:

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 About this Property

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

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