






58/47 McMillan Crescent, Griffith

An Incredible Entry-Level or Investment Opportunity!

Perfectly positioned at the private end of the sought-after McMillan Gardens complex, this beautifully presented one-bedroom studio apartment offers the ultimate in convenience, comfort, and low-maintenance living. Whether you're a first home buyer looking to step into the market or an investor seeking high rental yields, this property is an exceptional find - currently returning \$395 per week.

Step inside and you're greeted by a bright, open-plan layout bathed in natural light. Neutral tones create a modern and welcoming atmosphere, while the freestanding wardrobe ensures ample storage. The practical kitchen boasts a sleek stone benchtop and electric cooktop, complemented by a functional bathroom complete with shower, vanity, and toilet. A generous balcony overlooks the sparkling pool - the perfect spot to relax and unwind.

Residents of McMillan Gardens enjoy the use of a refreshing in-ground swimming pool, ideal for the warmer months, as well as a shared laundry with convenient coin-operated machines. The location is unbeatable - just a short stroll to public transport for easy commuting and only minutes from Kingston Foreshore, Green Square, Manuka, and the Fyshwick Markets, placing a vibrant lifestyle

0  1  1 

FOR SALE
\$219,000+

VIEW
By Appointment

AGENTS
Lukas Cole
0432 289 618
lukas.cole@ljhkaleen.com.au

AGENCY
LJ Hooker Kaleen
(02) 6241 1922

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**

right at your doorstep.

This is a rare chance to secure an affordable, well-located home or investment with strong returns in one of Canberra's most desirable areas.

Features:

- Location
- Swimming pool
- Parking spot
- Open plan
- Natural light
- Balcony
- Rented for \$395 p/w

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

Rates: \$1,651.81 pa approx

Land Tax: \$1,836.97 pa approx

Body Corporate: \$2,750.44 pa approx

EER: 6.0

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

MORE DETAILS

Property ID	2GUBF9Q
Property Type	Studio
House Size	25 m2
EER	6

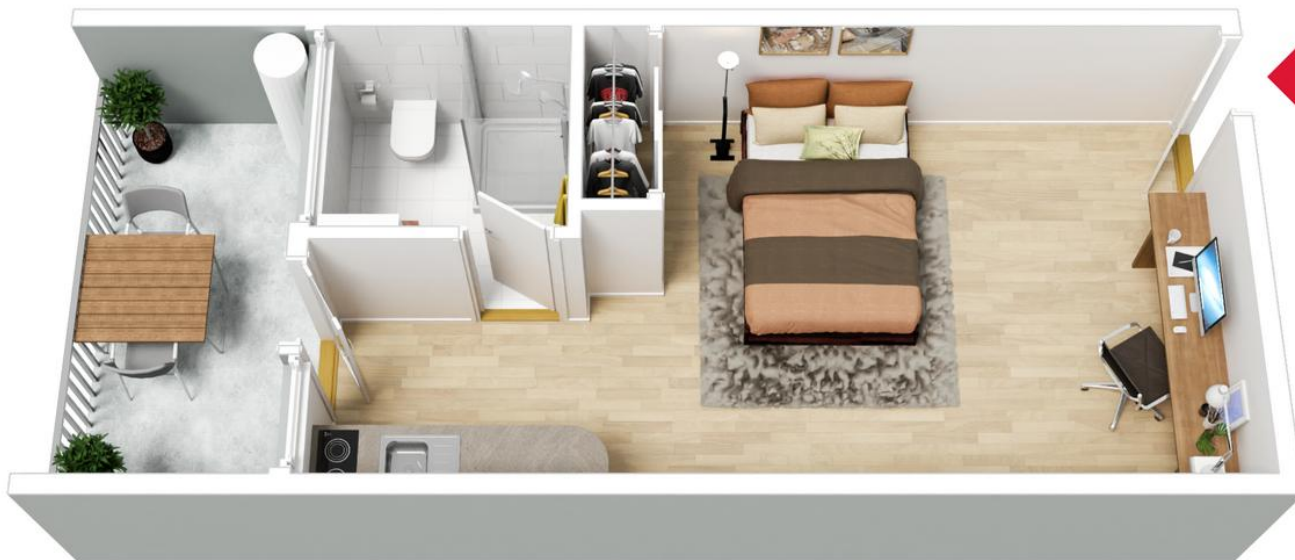
Lukas Cole 0432 289 618

Licensed Agent ACT | lukas.cole@ljhkaleen.com.au

LJ Hooker Kaleen (02) 6241 1922

Cnr Maribymong Avenue &, Georgina Crescent, KALEEN ACT 2617
kaleen.ljhooker.com.au | kaleen@ljhooker.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.

58/47 McMillan Crescent, Griffith



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.

