

## Griffith, 13/72 Canberra Avenue

A Modern Town Residence on the Doorstep of Manuka

Auction Location: Onsite

Positioned approximately 400m away from the popular and cosmopolitan Manuka Retail precinct; this modern townhouse provides a very comfortable lifestyle that generously spills over two levels and will be sure to impress the most discerning buyer.

The lower level incorporates a large open plan living area furnished with timber floors, high ceilings, a spacious gourmet kitchen with stone bench tops, laundry and both front and rear courtyards for alfresco entertaining.

Upstairs you will find two generous and segregated bedrooms with built in robes and also their own private balconies, a main bathroom with sumptuous bath, an ensuite to the master bedroom and high ceilings throughout.



**For Sale**  
Auction

**View**  
[ljhooker.com.au/H1GH5W](http://ljhooker.com.au/H1GH5W)

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**Disclaimer:** 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.

EER ★★★★★

**LJ Hooker Woden | Weston**  
**(02) 6288 8888**

The complex was named after the architect Heather Sutherland who played an important role in developing the Inner South's modern architectural style. The Sutherland complex was redeveloped back in 2001 and the original apartments were updated and a handful of new additional townhouses were built. The end result created a charming a unique blend of both the old and new.

If you are looking to secure a town residence in the Heart of the Inner South, this offering should definitely be on your shopping list and is a must to inspect!

Townhouse size: 116m2 approximately

Rates: \$3540 per annum approximately

Land tax: \$4797 per annum approximately (only if rented out)

Body corporate fees: \$1879 per quarter approximately

#### Property features

Well-equipped kitchen with stainless steel appliances and granite bench tops

Good sized bedrooms with built in robes and their own private balconies,

High ceilings on both the ground and upper level

Timber flooring throughout the main living area

Ducted reverse cycle air conditioning

Floor to ceiling tiling in ensuite and bathroom

2 secure basement car spaces

Abundant storage

Security cameras

An easy stroll to a variety of cafes, bars, restaurants and supermarket

Plus a host of other features.

Disclaimer: Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ Hooker Woden/Weston does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

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## More About this Property

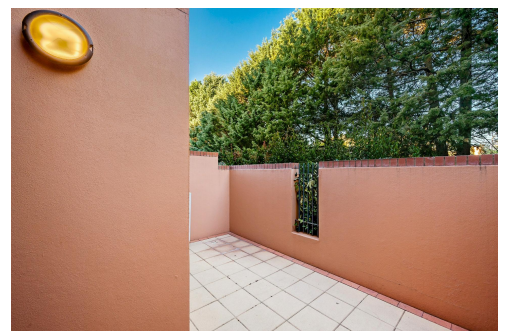
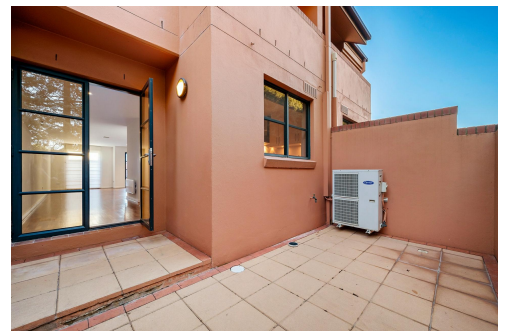
<b>Property ID</b>	H1GH5W
<b>Property Type</b>	Townhouse
<b>House Size</b>	116 m <sup>2</sup>
<b>EER</b>	4

**Andy Greenberger 0400 819 650**

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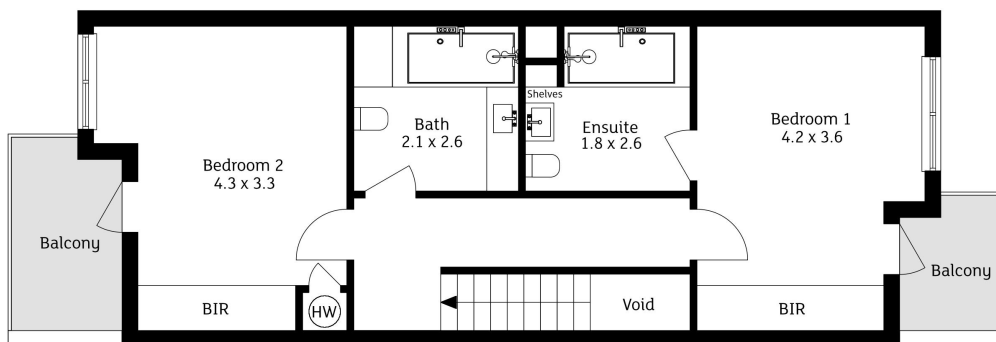
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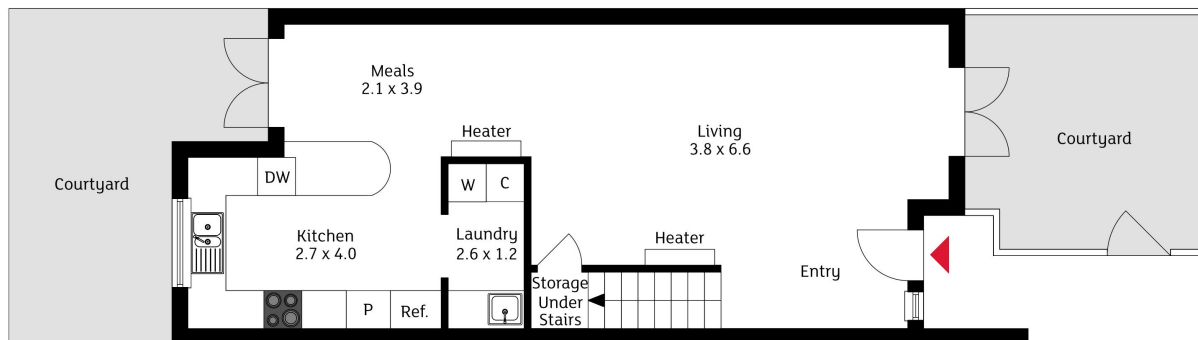


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Second Floor



First Floor

The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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