

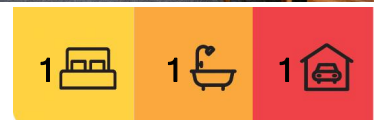
Griffith, 28/47 McMillan Crescent

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 \$606 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
Thu 19th Jun @ 12:15PM - 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. 14sqm 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:

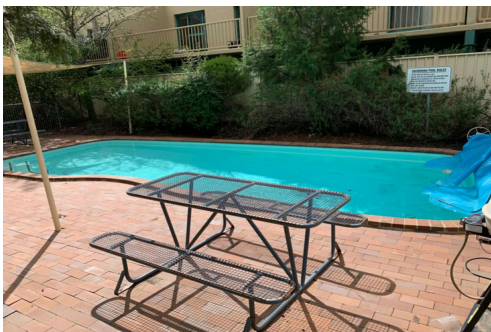
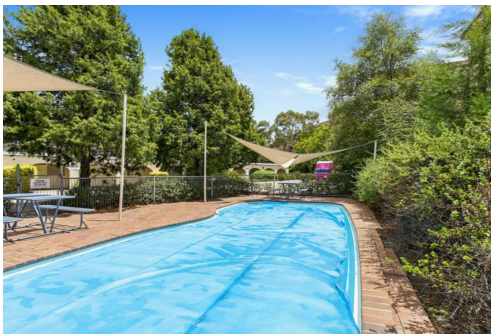
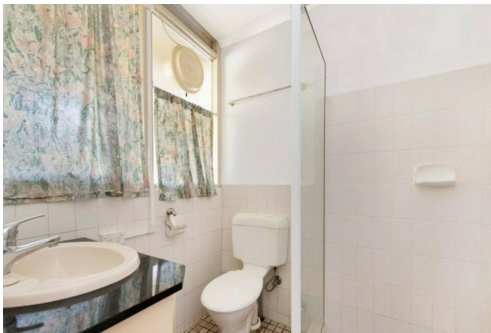
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More About this Property

| | |
|---------------|---------|
| Property ID | 1U26FMF |
| Property Type | Unit |
| House Size | 14 m2 |
| EER | 3.5 |

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