



1/99 Canberra Avenue, Griffith

## Spacious Inner South Living in a Boutique Griffith Complex

Positioned in a secure, low-rise boutique complex, this spacious two-bedroom apartment offers an outstanding opportunity to secure a convenient Inner South lifestyle in one of Canberra's most sought-after locations.

Located on the first floor and enjoying a peaceful, leafy outlook from every room, the apartment combines generous proportions, solid construction and excellent liveability. Designed for comfort and functionality, the floorplan features separate living and dining areas, with a spacious family room flowing directly onto the balcony—the perfect place to relax and unwind.

The well-appointed kitchen is equipped with quality Bosch appliances, including an oven and dishwasher, while two generously sized bedrooms both feature built-in robes. A separate laundry and allocated car space add further practicality to this appealing home.

Enjoy the ultimate lifestyle location, just a short stroll from the Fyshwick Markets, Kingston Foreshore, Lake Burley Griffin and an array of cafés, restaurants and recreational amenities, while remaining moments from Parliamentary Triangle, Manuka and the

2 🏠 1 🚿 1 🚗

**FOR SALE**  
\$499,000+

**VIEW**  
Sat 27th Jun @ 10:45AM - 11:15AM

**AGENTS**  
Samuel Thompson  
0412 300 774  
samuel.thompson@ljhmanuka.com.au

**AGENCY**  
LJ Hooker Manuka  
(02) 6239 5551

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**

CBD.

Offering space, convenience and exceptional Inner South positioning, this well-presented apartment delivers an enviable lifestyle in one of Canberra's most established and connected suburbs.

- First-floor position in a secure boutique complex
- Prime Inner South location in Griffith
- Spacious two-bedroom apartment
- Solid double-brick construction
- Peaceful and private setting
- Leafy outlook from every room
- Two separate living areas
- Spacious family room with balcony access
- Separate dining area adjoining the kitchen
- Private balcony for outdoor enjoyment
- Two generously sized bedrooms
- Built-in robes to both bedrooms
- Well-appointed kitchen
- Bosch oven
- Bosch dishwasher
- Separate laundry
- Allocated car space
- rise apartment complex
- Walking distance to Fyshwick Fresh Food Markets, Kingston Foreshore and Lake Burley Griffin
- Moments from Manuka Village, Parliamentary Triangle and Canberra CBD
- Ideal for first home buyers, downsizers and investors
- Excellent lifestyle location with strong rental appeal
- Well-maintained apartment ready to enjoy immediately

EER: 3

Rates: \$655pq (approx.)

Land Tax (for investors): \$692pq (approx.)

Strata: \$1,250pq (approx.)

Internal Living: 71sqm (approx.)

Outdoor Living: 10sqm (approx.)

UV: \$192,000 (2025)

Year Built: 2018

Rental Appraisal: \$600 - \$675 pw

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.

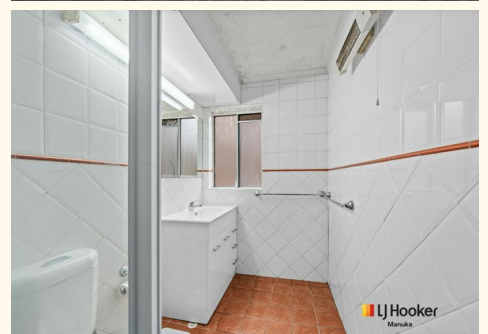


## MORE DETAILS

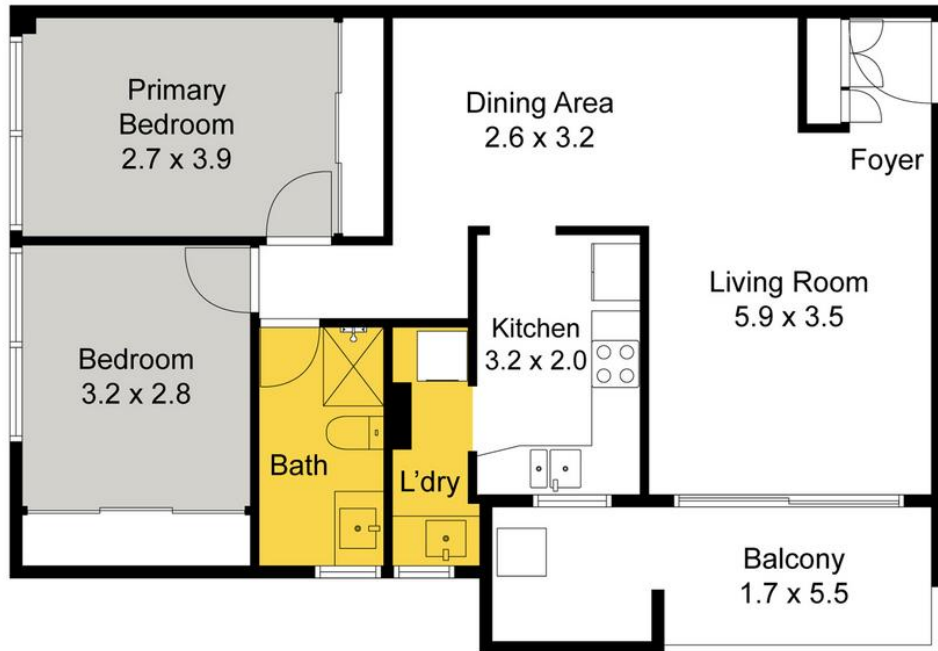
Property ID 1US5FMF  
Property Type Unit  
House Size 71 m2  
EER 3  
Including Balcony  
Dishwasher  
Built-in-Robes

**Samuel Thompson 0412 300 774**  
Property Consultant | [samuel.thompson@ljhmanuka.com.au](mailto:samuel.thompson@ljhmanuka.com.au)

**LJ Hooker Manuka (02) 6239 5551**  
20 Bougainville Street, MANUKA ACT 2603  
[manuka.ljhooker.com.au](http://manuka.ljhooker.com.au) | [manuka@ljhmanuka.com.au](mailto:manuka@ljhmanuka.com.au)



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.



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.

**1/99 Canberra Avenue, Griffith**