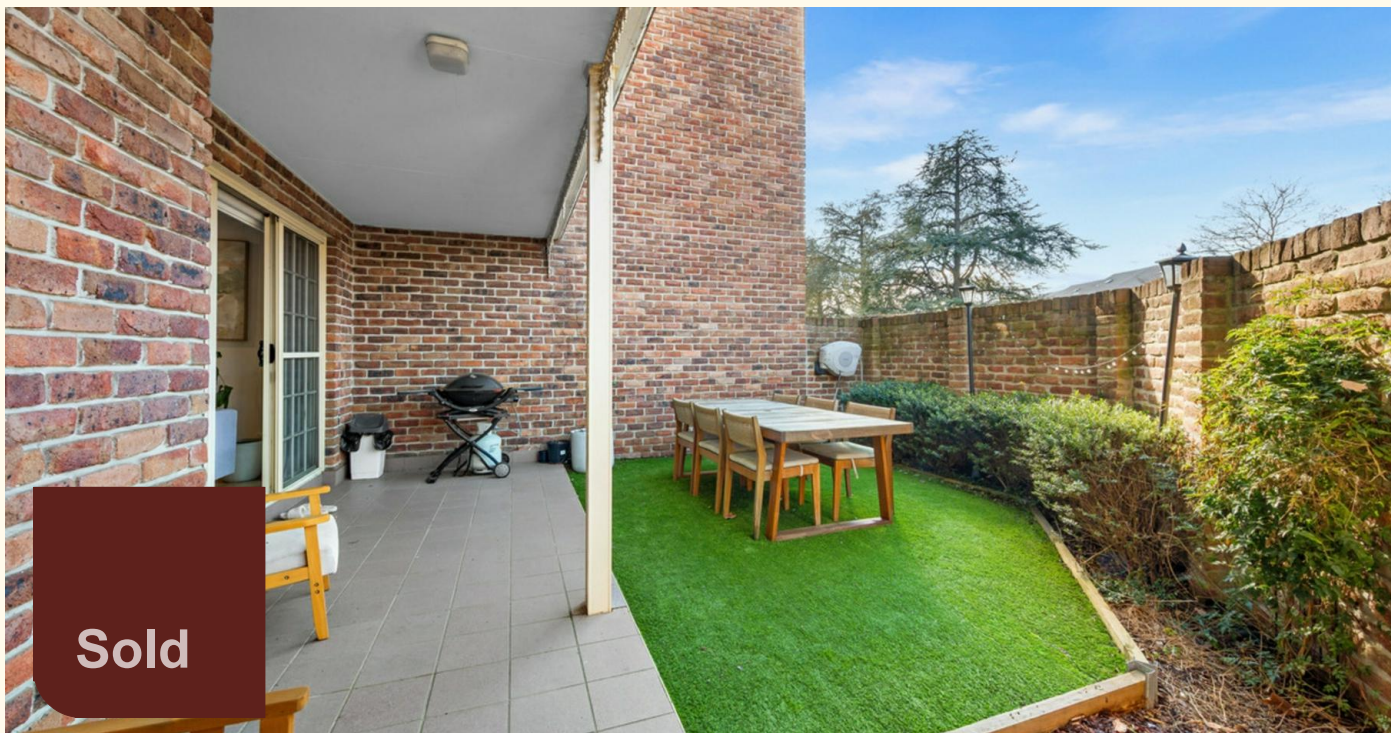




111/11 Giles Street, Griffith

Stylish, Renovated Living in the Heart of Griffith

Positioned in a highly sought-after Inner South location, this beautifully renovated two-bedroom apartment offers stylish, low-maintenance living with excellent natural light, two private courtyards and impressive resort-style facilities.

The renovated open-plan kitchen is the heart of the home, featuring stone benchtops, quality Bosch appliances and generous cupboard storage. The adjoining living area is light-filled and inviting, with floorboards, roller blinds, sheer curtains and LED downlights throughout. A reverse-cycle split system in the lounge provides year-round comfort, with a second system in the main bedroom.

Both bedrooms feature ceiling fans and double roller blinds, with the main bedroom also offering built-in robes.

The renovated bathroom has been thoughtfully designed with a stylish timber vanity with stone benchtop, a generous open shower and an integrated laundry complete with dryer and linen cupboard.

One of the apartment's standout features is the two private courtyards. The street-facing courtyard offers artificial turf, established

2 1 1

FOR SALE
\$539,000+

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

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plants and beautiful morning light, while the second courtyard provides additional outdoor space.

Residents also enjoy beautifully landscaped gardens, an indoor and outdoor swimming pool and gym, creating an enviable lifestyle within the complex.

Perfectly located in Griffith, you're moments from Manuka Village, Kingston Foreshore, Lake Burley Griffin and the Parliamentary Triangle, with an abundance of cafes, restaurants, shopping and recreational options close by.

Features:

- Two bedrooms, main with built-in robes
- Two private courtyards
- Renovated kitchen with stone benchtops and Bosch appliances
- Open-plan living with floorboards and excellent natural light
- Reverse-cycle split system in lounge and main bedroom
- Renovated bathroom with integrated laundry including dryer and linen cupboard
- Ceiling fans to both bedrooms
- LED downlights throughout
- Double roller blinds to both bedrooms
- Single allocated car space
- Landscaped communal gardens
- Indoor and outdoor swimming pools
- Gym
- Convenient Griffith location

EER: 3.5

Rates: \$830pq (approx.)

Land Tax (for investors): \$900pq (approx.)

Strata: \$1,700pq (approx.)

Internal Living: 63sqm (approx.)

Outdoor Living: 53sqm (approx.)

UV: \$198,536 (2026)

Year Built: 1999

Rental Appraisal: \$575 - \$650 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	1UWDFMF
Property Type	Unit
House Size	116 m2
EER	3.5
Including	Air Conditioning
	Courtyard
	Built-in-Robes

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