







14/17 Oxley Street, Griffith

Spacious and Light Filled Living in a Premier Inner South Setting

Positioned within the popular Roystonvale complex, this generously proportioned one-bedroom apartment offers an exceptional combination of space, natural light and convenience in one of Canberra's most sought-after Inner South locations.

Larger than a typical one-bedroom apartment, the home features a spacious open-plan living and dining area with versality and functionality.
The light filled space flows out to a private balcony, overlooking a leafy landscape of the maintained courtyard gardens.

The home is serviced by reverse-cycle split system air conditioning for assured comfort while the large windows allow plenty of natural light into the property.

The kitchen is well appointed with an electric cooktop, dishwasher and ample storage while the sizable bathroom features a spa bath with an overhead shower and European-style laundry.

The expansive bedroom is a highlight of the property with skylights, built-in wardrobes and plenty of storage. The space allows room for a

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AUCTION
Sat 5th Dec @ 4:00PM

VIEW
Thu 19th Nov @ 5:30PM - 6:00PM

AGENTS
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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.

study nook or home office.

Enjoy the added benefits of the complex, with shared amenities including an in-ground swimming pool, manicured central gardens, secure underground car parking, off-street visitor parking and a bicycle storage cage.

Set in the heart of Griffith, this apartment holds an enviable position just moments from Kingston shops, Manuka shopping precinct and Griffith shops. Located conveniently to nearby parks, Manuka Oval and a number of well-regarded schools including Telopea Park School, St Edmund's College and St Clare's College, the property offers an appealing balance of lifestyle and connectivity.

- Very spacious bedroom featuring skylights and excellent natural light
- Built-in wardrobes with ample storage
- Additional space for a study nook or home office
- Large bathroom featuring a spa bath with overhead shower
- Convenient European-style laundry
- ground swimming pool within the complex
- Manicured and landscaped central courtyard gardens
- Secure underground car parking
- Moments from Griffith Shops, with cafes, restaurants and everyday essentials
- Close to the popular Manuka shopping and dining precinct
- Easy access to Kingston shops, restaurants and Kingston Foreshore
- Nearby Telopea Park School, St Edmund's College and St Clare's College
- Short distance to Lake Burley Griffin and its walking and cycling paths
- Convenient access to the Parliamentary Triangle and Canberra CBD

EER: 6
Rates: $650pq (approx.)
Land Tax (for investors): $820pq (approx.)
Strata: $1,163pq (approx.)
Internal Living: 71sqm (approx.)
Outdoor Living: 7sqm (approx.)
UV: $120,320 (2026)
Year Built: 1996
Rental Appraisal: $490 - $510 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.

EER ★★★★★★

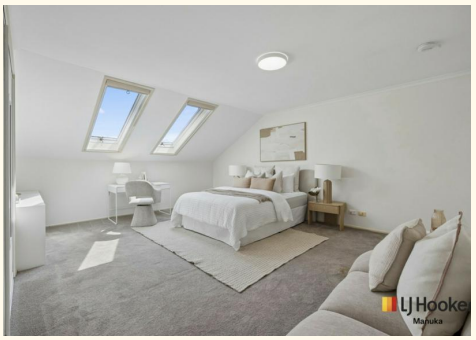
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LJ Hooker

MORE DETAILS

Property ID	1V03FMF
Property Type	Unit
House Size	78 m2
EER	6
Including	Air Conditioning
	Pool
	Balcony
	Built-in-Robes
	Secure Parking



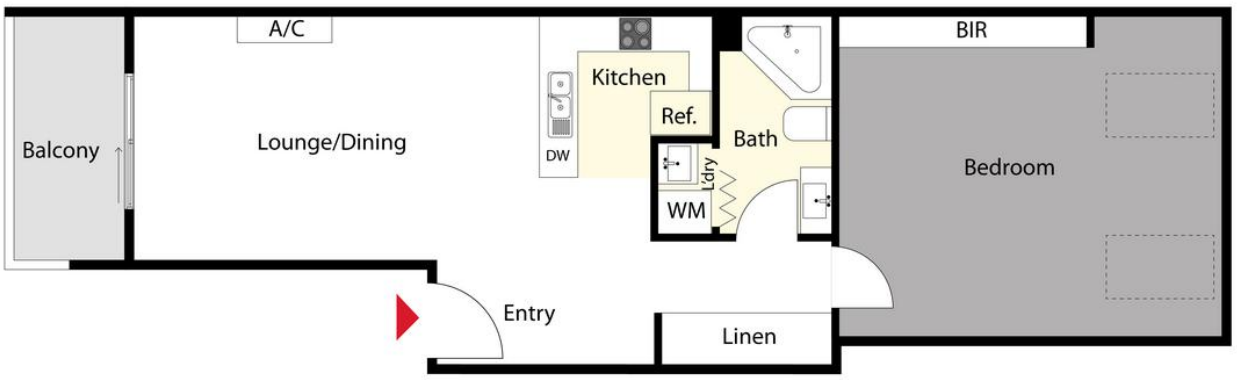




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The floor plan is not to scale; measurements are indicatve and in metres. Exterior elements are not in positon. Plans should not be relied on. Interested partes should make and rely on their own enquiries.

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