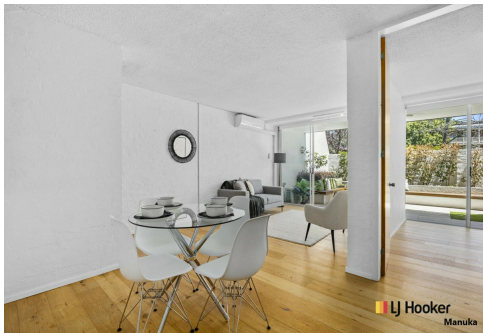


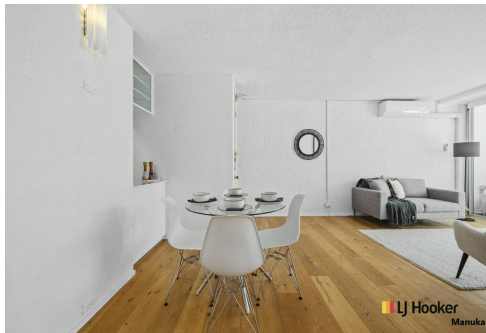


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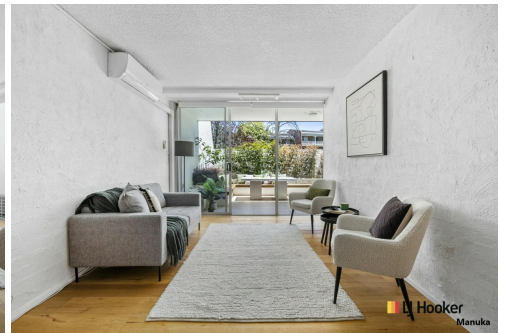
**LJ Hooker**  
Manuka



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Manuka



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Manuka



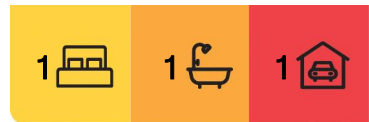
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## Griffith, 20/8 Giles Street

Modern Living Meets Prime Location: Your Dream Home in Kingston

Discover the perfect blend of modern living, prime location, and effortless style at 20/8 Giles Street, Kingston. This stunning property offers everything you need to enjoy the best of urban living while surrounded by comfort and convenience.

- \* Spacious, Light-Filled Interiors: Designed to maximize natural light, every room feels open, inviting, and full of life.
- \* Contemporary Design: High-quality finishes and sleek, modern details create a home that's as functional as it is beautiful.
- \* Low-Maintenance Living: Perfect for busy professionals, downsizers, or investors looking for an easy-care property.
- \* Outdoor Appeal: Enjoy your own private outdoor space, ideal for morning coffee or relaxing evenings.



**For Sale**  
\$485,000+

**View**  
[ljhooker.com.au/1TWGFMF](http://ljhooker.com.au/1TWGFMF)

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

**EER** ★★★★★

**LJ Hooker**

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Situated in the heart of Kingston, this property is just steps away from the vibrant Kingston Foreshore. Indulge in a wide range of cafes, restaurants, and boutique shops, or take a peaceful stroll along the waterfront. With easy access to public transport and major amenities, everything you need is right at your doorstep.

Whether you're a first-home buyer, an investor looking for an attractive rental property, or someone seeking to downsize without compromising on quality or lifestyle, 20/8 Giles Street is the perfect choice.

Opportunities like this don't come around often. With its stunning design, fantastic location, and lifestyle perks, this property is sure to capture hearts and won't stay on the market for long.

**Features:**

- \* Spacious, Light-Filled Interiors: Maximizing natural light for an open, inviting atmosphere.
- \* Contemporary Design: High-quality finishes and sleek, modern details for style and functionality.
- \* Low-Maintenance Living: Ideal for busy professionals, downsizers, or investors.
- \* Private Outdoor Space: Perfect for morning coffee or relaxing evenings.
- \* Prime Location: Steps from Kingston Foreshore with cafes, restaurants, and shops nearby.
- \* Convenient Access: Close to public transport and major amenities.
- \* Perfect for First Home Buyers & Investors: Great potential for rental returns or downsizing without compromising on quality.

Rates : \$703pq approx.

Strata: \$854 pq approx.

**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 About this Property

|                      |  |
|----------------------|--|
| <b>Property ID</b>   | 1TWGFMF  |
| <b>Property Type</b> | Unit   |
| <b>EER</b>           | 3  |
| <b>Including</b>     | Air Conditioning<br>Outdoor Entertaining<br>Built-in-Robes |

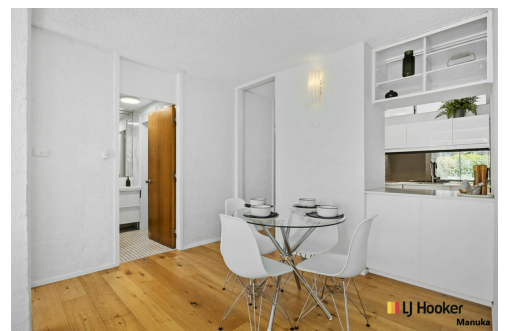
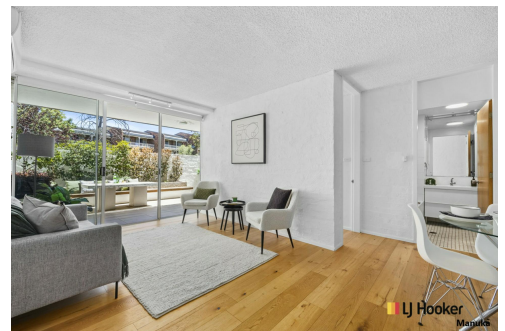
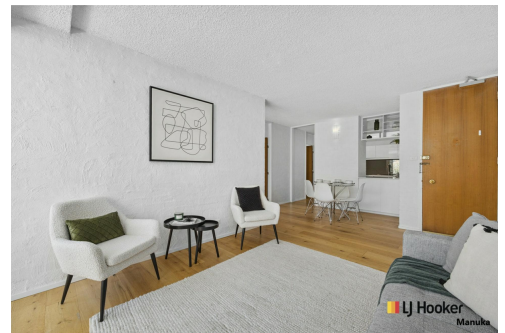
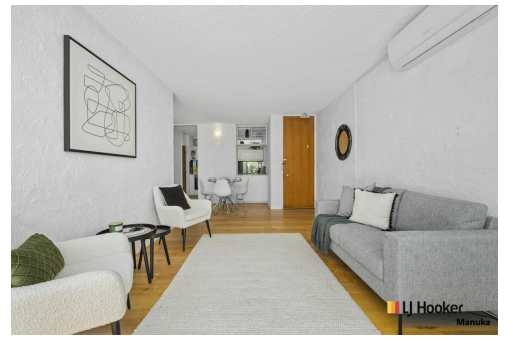
**Samuel Thompson 0412 300 774**

Property Consultant | samuel.thompson@ljhmanuka.com.au

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

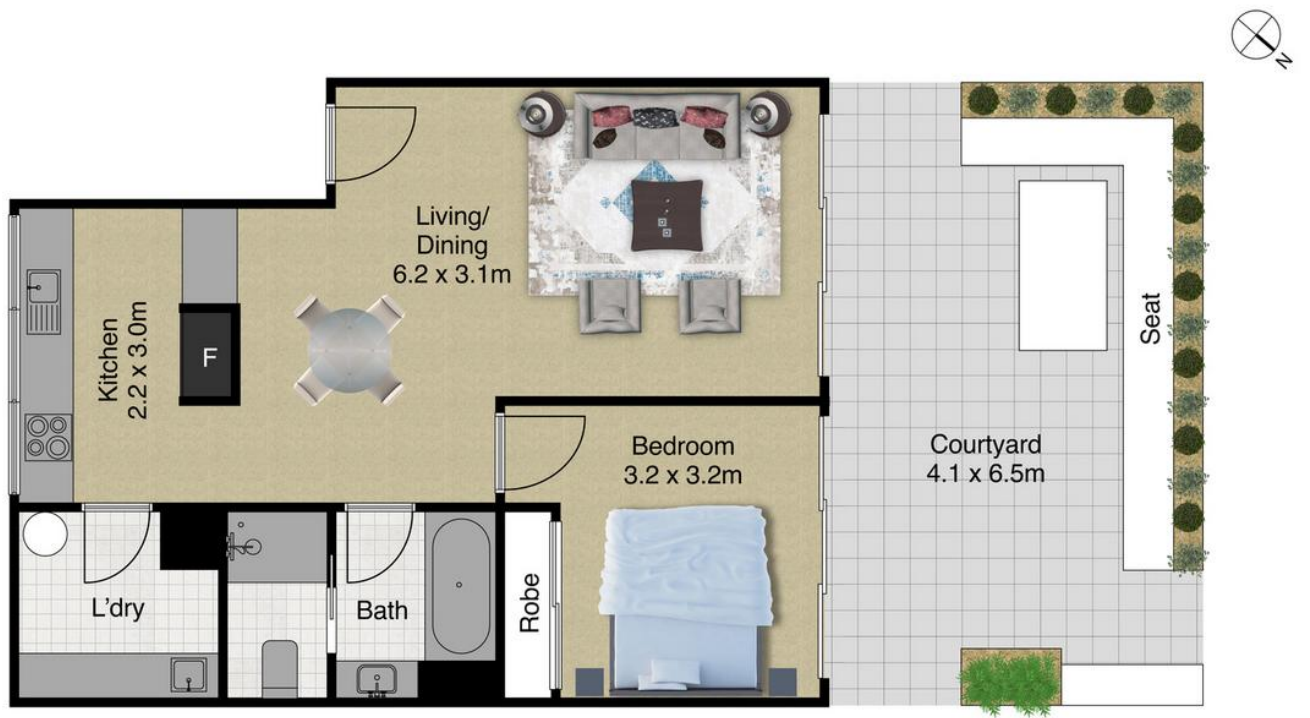
20 Bougainville Street, MANUKA ACT 2603

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(02) 6239 5551**

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Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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