







24/17 Captain Cook Crescent, Griffith

Renaissance Living with Manuka Views & Exceptional Amenities

Positioned on the second floor of the highly regarded Renaissance complex, this beautifully appointment two-bedroom residence offers an exceptional standard of contemporary living - combining deliberate design, premium finishes and an enviable connection to the lifestyle of Manuka and Canberra's inner south.

Designed with an emphasis on comfort and considered living, the residence presents a rare opportunity to simply move in and enjoy. From the high ceilings and floor-to-ceiling windows to the quality finishes, generous storage and extensive resident facilities, every detail has been thoughtfully considered.

Natural light floods the spacious interiors, while double-glazed windows and soundproofing create a peaceful and private environment. The open-plan living and dining area extends seamlessly onto a generous balcony, offering an elevated outlook towards Manuka and providing an ideal space to relax or entertain.

The master bedroom enjoys direct access to the balcony, while both bedrooms feature built-in wardrobes and excellent natural light.

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FOR SALE
$829,900

VIEW
Sat 21st Nov @ 11:45AM - 12:15PM

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Interested parties must rely solely on their own enquiries.

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The sophisticated kitchen is both stylish and practical, appointed with quality Franke appliances, including an oven, microwave and dishwasher, complemented by an electric cooktop and excellent storage.

Two beautifully finished bathrooms provide generous built-in storage, while the European-style laundry comes complete with a washing machine and dryer, reinforcing the home's genuinely turnkey appeal.

Comfort is assured throughout the seasons with ducted Daikin heating and cooling, while bedroom isolation switches and double glazing provide an additional level of comfort and privacy.

Residents enjoy beautifully landscaped gardens and thoughtfully designed communal spaces including two dedicated BBQ areas for entertaining and an impressive recreational centre featuring two separate lounge areas, a gaming rooms and fully equipped gym.

Set in the heart of Griffith, this residence is moments from Kingston's popular shops, cafés, restaurants and lifestyle precinct, while the renowned Manuka village is moments away.
Enjoy easy access to the Kingston Foreshore, Lake Burley Griffin, Parliamentary Triangle and Canberra's CBD, while returning home to the privacy and tranquillity of Renaissance.

For those seeking a sophisticated, low-maintenance home in one of Canberra's most established and convenient neighbourhoods, this is an opportunity to secure a residence that delivers on quality, comfort, lifestyle and location.

- Second-floor residence within the prestigious Renaissance development
- Spacious two-bedroom floorplan with excellent natural light
- Built-in wardrobes to both bedrooms
- Master bedroom with direct access to the private balcony
- Two beautifully appointed bathrooms with generous built-in storage
- Spacious balcony with an elevated outlook towards Manuka
- High ceilings and floor-to-ceiling windows
- Double-glazed windows and soundproofing
- Ducted Daikin heating and cooling with isolation switches
- Stylish kitchen with quality Franke appliances
- European-style laundry with washing machine and dryer included
- Intercom access
- Two dedicated secure underground car spaces
- Beautifully landscaped gardens and communal areas
- Exceptional resident amenities
- Close to the Kingston Foreshore, Kingston shops, Lake Burley Griffin, the Parliamentary Triangle and Canberra's CBD
- Moments from Manuka shopping and dining precinct

EER: 6
Rates: $750pq (approx.)
Land Tax (for investors): $941pq (approx.)
Strata: $1,247pq (approx.)
Internal Living: 87sqm (approx.)
Outdoor Living: 17sqm (approx.)
UV: $158,802 (2026)
Year Built: 2024
Rental Appraisal: $750 - $850 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

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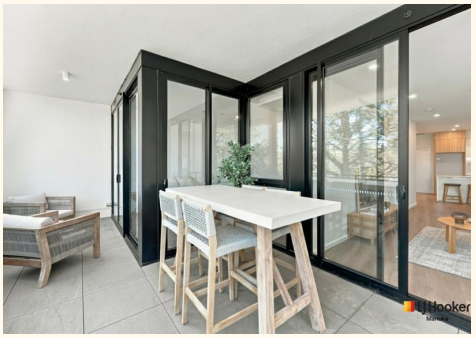
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MORE DETAILS

Property ID	1UY5FMF
Property Type	Unit
House Size	104 m2
EER	6
Including	Ducted Cooling Ducted Heating Intercom Balcony Gym Dishwasher Built-in-Robes Secure Parking

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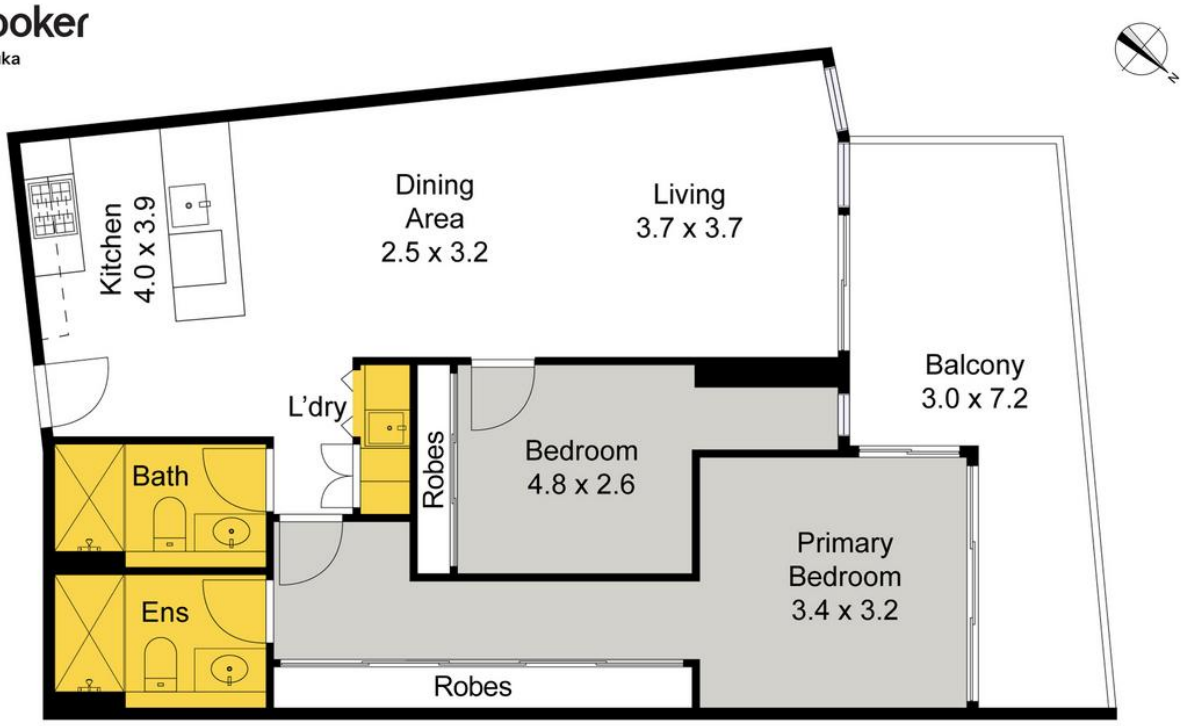






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Manuka



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.

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