

314/10 Currie Crescent, Griffith




North Facing Griffith Apartment with Telopea Park Views

Perfectly positioned on the top floor of the Kingston Park Apartments, this beautifully refreshed residence captures a sunny northerly aspect and picturesque views across to Telopea Park. Combining comfort, convenience and an enviable Inner South address, it offers an outstanding opportunity for both owner-occupiers and investors.

Bathed in natural light throughout the day, the open plan living and dining area creates a welcoming and functional space that extends seamlessly to a private balcony, providing an additional area to relax, entertain or simply enjoy the leafy outlook.

The updated kitchen has been thoughtfully designed with an island bench, generous storage, a dishwasher and a four-plate electric cooktop and oven, delivering both style and practicality. Fresh new carpet, updated blinds, recessed lighting and ducted reverse cycle heating and cooling further enhance the apartment's comfort and appeal.

Both bedrooms feature mirrored built-in wardrobes and are well-serviced by the updated bathroom, creating a home that is move-in ready and easy to enjoy from day one. Whether you're searching for a

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FOR SALE
\$649,000

VIEW
Sat 20th Jun @ 11:30AM - 12:00PM

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 **LJ Hooker**

place to call home, a Canberra base close to the Parliamentary Triangle, or a well-positioned investment, this apartment offers a lifestyle defined by simplicity and convenience.

Residents of Kingston Park Apartments enjoy access to beautifully maintained gardens and a fenced inground swimming pool, providing a relaxed setting rarely found in such a central location.

With Manuka and Old Kingston just a short stroll away, you'll have some of Canberra's best cafés, restaurants and boutique shopping at your fingertips. Lake Burley Griffin, local parks and major employment hubs are also within easy reach, making this a location that continues to appeal to a broad range of buyers.

Offering an effortless combination of comfort, practicality and an exceptional Inner South lifestyle, this is an opportunity to secure a quality apartment in one of Canberra's most established and connected neighbourhoods.

Features:

- Top floor apartment positioned on Level 3 of 3
- Sunny northerly aspect with views towards Telopea Park
- Light-filled open plan living and dining area
- Private balcony extending from the living space
- Updated kitchen with island bench
- Excellent kitchen storage
- Dishwasher
- Four-burner electric cooktop and electric oven
- Updated bathroom
- Freshly laid carpet throughout
- Updated blinds
- Recessed lighting
- Ducted reverse cycle heating and cooling
- Mirrored built-in wardrobes to both bedrooms
- Additional built-in storage
- Secure underground car space
- Well-maintained communal gardens
- Fenced inground swimming pool within the complex
- " Short walk to Manuka and Old Kingston
- " Close to Lake Burley Griffin, the Parliamentary Triangle and local cafés and restaurants
- Ideal for owner-occupiers, investors or those seeking an Inner South base

EER: 2.5

Rates: \$675pq (approx.)

Land Tax (for investors): \$717pq (approx.)

Strata: \$1,155pq (approx.)

Internal Living: 54sqm (approx.)

Outdoor Living: 19sqm (approx.)

UV: \$207,260 (2025)

Year Built: 2017

Rental Appraisal: \$600 - \$700 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	1URTFMF
Property Type	Unit
House Size	54 m2
EER	2.5
Including	Air Conditioning
	Pool
	Balcony
	Dishwasher
	Secure Parking

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