







71/13 Sturt Avenue, Griffith

Your Next Chapter Starts in Griffith

FIND.
Positioned in the sought-after suburb of Griffith, this refreshed two-bedroom residence offers comfortable living with modern updates throughout. Newly painted interiors, updated flooring and an abundance of natural light create a welcoming atmosphere, making it an appealing opportunity for first-home buyers, downsizers and investors alike. Enjoy the convenience of Canberra's popular inner-south lifestyle, with Manuka and Kingston's vibrant cafés, restaurants and shopping precincts nearby.

LOVE.
Thoughtfully refreshed, the home combines everyday functionality with modern touches. The kitchen features painted cabinetry alongside a new oven, induction cooktop and dishwasher, creating a practical space for everyday cooking. Floorboards flow through the kitchen, while carpeted bedrooms provide comfort and a welcoming retreat. The tiled bathroom offers easy maintenance, complemented by updated blinds, fresh paint and a split-system air conditioner approximately one year old. Complete with a clothesline and a single car space, this residence offers easy, low-maintenance living.

2 1 1

FOR SALE
$499,000+

VIEW
Thu 19th Nov @ 3:45PM - 4:15PM

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All information contained therein is gathered from relevant third parties sources.
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Interested parties must rely solely on their own enquiries.

LIVE.
Enjoy everything Griffith and Canberra's inner south have to offer, from the cafés and restaurants of Manuka to the boutique shopping and dining of Kingston. With convenient access to local amenities, public transport and Canberra's major employment hubs, this location makes everyday living effortless. Whether you're stepping into the property market, looking to downsize or seeking an investment opportunity, this refreshed residence offers an appealing entry into one of Canberra's established suburbs.

ABOUT THE AREA
Local Transport:
Local bus services
Convenient connections to Canberra's city centre

Shopping & Dining:
Manuka shopping and dining precinct
Kingston cafés, restaurants and boutique shopping
Fyshwick markets and retail outlets

Schools:
Narrabundah Early Childhood School
Telopea Park School
St Clare's College
St Edmund's College

WHAT THE OWNER LOVES:
"I like the two balcony's and having a nice breeze in summer.
The pool I use it almost every day in summer
The proximity to Manuka , Griffith and narrabundah shops and walking distance to Kingston foreshore as well.
The privacy of the big pine trees on the main balcony
The quiet nature of the complex
Friendly neighbours
Very well organised and run strata as well
Very proactive"
OVERVIEW:
- Two bedrooms
- One bathroom
- Painted kitchen cabinetry
- New oven, induction cooktop and dishwasher
- Tiled bathroom
- Floorboards to the kitchen
- Carpeted bedrooms
- Freshly painted interiors
- Updated blinds
- Split-system air conditioning, approximately one year old
- Clothesline
- Single car space
- Excellent natural light
- Enjoy access to a sparkling in-ground swimming pool, communal BBQ facilities and established landscaped gardens.

RATES/SIZE:
Rates: $1,917 pa approx.
Land Tax: $2,725 pa approx.
Body Corporate: $3,304 pa approx
EER: 6.0
Year Built: 1995

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MORE DETAILS

Property ID	1J96F9U
Property Type	Unit
House Size	71 m2
EER	6

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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