



14/109 Canberra Avenue Griffith ACT 2603

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\$630

Date available: Now

[Book Inspection](#)

## Bright and Contemporary Apartment in a Prime Location

To view any of our properties, please click on "book inspection" below and fill in your details to register to view the property. Alternatively, you can copy/paste: <https://www.tenantapp.com.au/Rentals/Agency/archer>. It is extremely important that you register your contact details or risk not being contacted in the event of a cancellation or change in open times.

"Bright and Contemporary Apartment in a Prime Location

Welcome home to your serene oasis! This stunning north-facing apartment boasts an abundance of natural light, creating a warm and inviting atmosphere throughout. As you step through the entry hallway, you'll immediately feel the sense of privacy and comfort that this unit offers—no other units looking in!

Nestled in a quiet complex, you'll enjoy the tranquility of your surroundings while being just a stone's throw away from local conveniences. Take a leisurely weekend stroll to the vibrant Fyshwick Markets, stock up on essentials at Supabarn, or relax by the picturesque Kingston Foreshore.

Featuring a large north-facing balcony perfect for entertaining or simply soaking up the sun, this apartment is an ideal retreat for those seeking a blend of lifestyle and convenience. Don't miss out on this fantastic opportunity!

Featuring:

- Two spacious bedrooms with built-ins
- Master bedroom with access to the balcony
- Two bathrooms
- Entrance hall with built-in shoe storage
- Secure access with intercom
- Reverse cycle air-conditioned open-plan living with great natural light
- Big full-length balcony, perfect for summer afternoons
- Very well-appointed kitchen with stone tops and AEG appliances
- Continental style laundry with clothes dryer and shelving for storing your items
- Powder room with built in storage
- Fibre to the node connection to the broadband access network
- Single secure car accommodation with storage
- Lounge, gym and common BBQ area in the complex

EER: 6.0

Nestled perfectly between Kingston, Manuka, and the Parliamentary Zone, you'll never be too far away from work or play again!

- A very convenient 20m out the back door to your local caffeine hit at Uppa Level Cafe
- Directly across the road from St Edmund's College
- 100m to Wentworth Ave primary bus routes
- 750m to Kingston Hotel, East Hotel, And possibly my favourite, Agostini's Restaurant!
- 900m to Manuka Center, where you'll find more bars, restaurants, and cafes that you'll know what to do with! Here you will also find your local Coles supermarket
- 900m to Kingston Green Square where you'll find some of the best eateries in Canberra (Otis is a personal favourite of mine). You'll also find Supabarn's fancy new supermarket here!
- 1.2km to the Kingston Foreshore
- 2km to Barton offices and the Parliamentary Zone

There you have it, Griffith's best apartment offering! Get in quick to secure your Griffith rental dreams!

Bond and Rent:

A bond equal to four weeks rent will be required before the commencement of the lease. Here at Archer Canberra, we accept rent weekly, fortnightly or monthly and our preferred payment method is direct debit.

When can I see the property?

Saturday exhibition times will be advertised by close of business each Wednesday. Should the open time not suit, please register to view the property and you will be first to be advised once an open is booked. Alternatively, please call our dedicated leasing department to arrange a personal inspection. Please note "if the property isn't advertised as available now" this usually means that the property is currently tenanted, making Saturday viewings all that we will have available until after this date.

Interested in applying for this property?

After you register or view the property, you'll receive a link and code from our leasing system  
<https://www.2apply.com.au/Agency/Archer>

Disclaimer:

Whilst care has been taken in gathering details for properties for lease, we accept no responsibility for any inaccuracies herein. All applicants should rely on their own research to confirm any information provided.

Useful Information

Archer Canberra

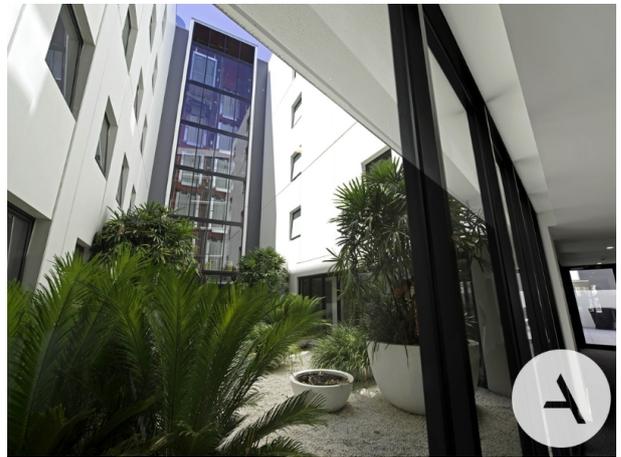
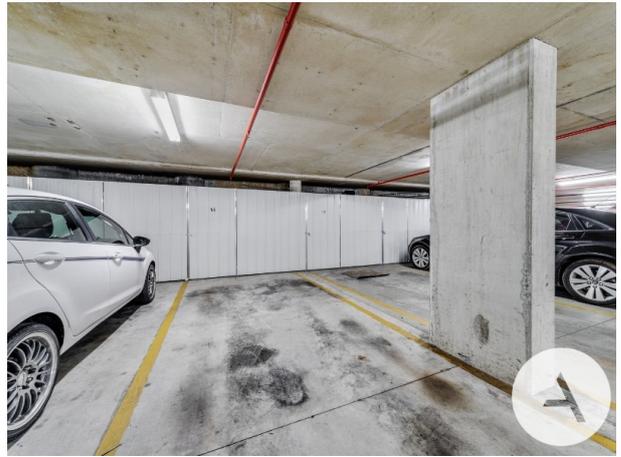
â€¢ A 12 month lease is the standard lease term â€” anything longer or shorter will be advertised or considered upon application.

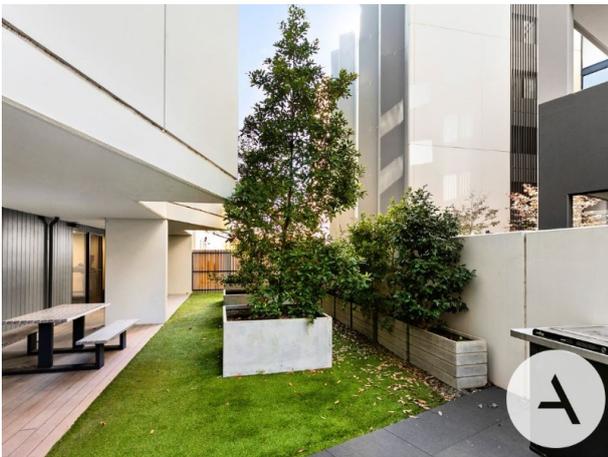
â€¢ It is our company policy to either view the property, or have someone view the property on your behalf before your application can be accepted.

â€¢ This property is exempt from meeting the minimum energy standard (unit titles)

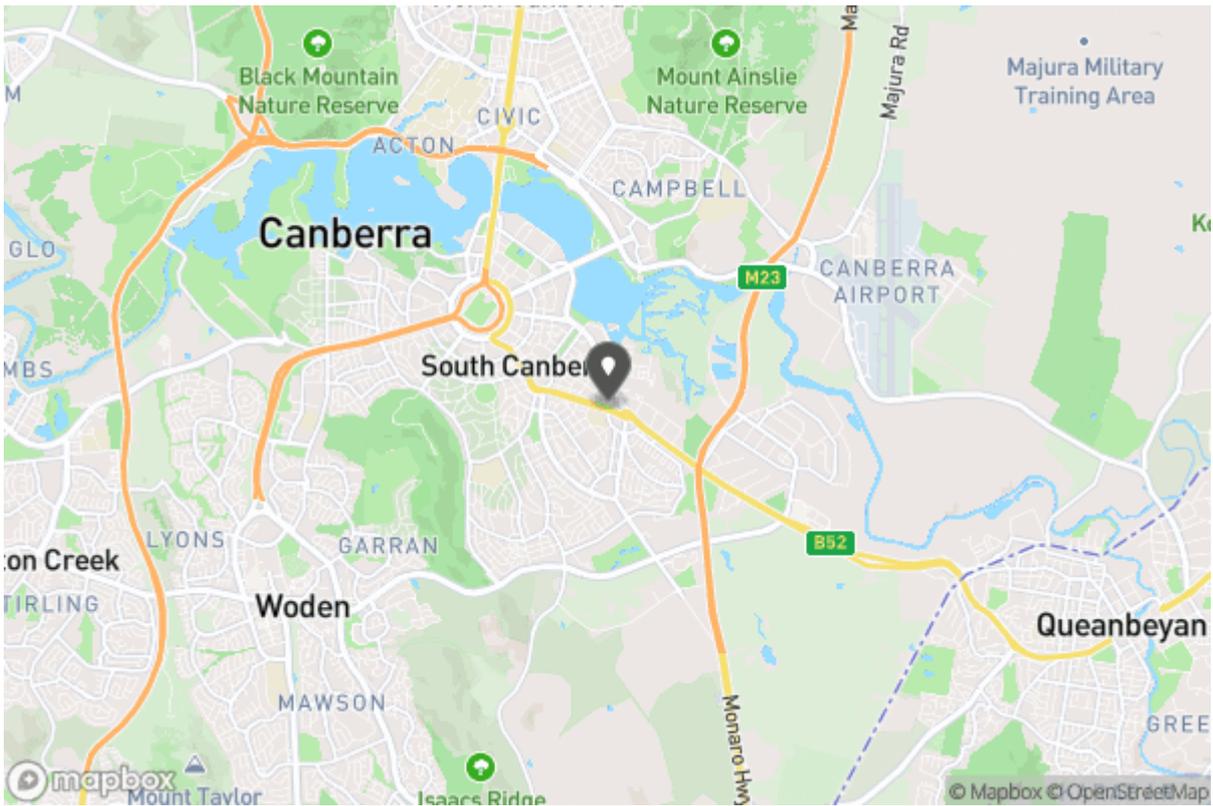
# Gallery







# Location Map





Don't forget to confirm your inspection by SMS or email

Luke Stevens

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02 6262 5232  
1/24 Girrahween Street  
Braddon ACT 2612



### Why Book with Archer Canberra

With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone. When you do, you will receive an immediate response confirming your booking via email and SMS. Should the property be leased, the inspection time changed or cancelled for any reason, you will be informed the second it happens keeping you up to date.

You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

# Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

[Apply Online](#)

<https://2apply.com.au/Property?agentID=PM-Archer&uniqueID=b37701145c08400c928ba42c467c5f18>