

**1/43-51 Giles Street, Kingston, ACT 2604**

**maloneys**

**Sold Apartment**

Thursday, 10 August 2023

1/43-51 Giles Street, Kingston, ACT 2604

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 3**

**Type: Apartment**

## Contact agent

Just minutes from the excitement of Kingston village and the foreshore yet tucked away from the noise and bustle of this thriving inner-south precinct; this light-filled, three-bedroom, split-level apartment provides your ideal location to enjoy the excitement of the inner south, set amidst your own slice of heaven and tranquility. Your new home offers a spacious and practical floor plan with full brick construction, and features include: three large bedrooms, each with Built-in robes; the Master Suite also includes a walk-in robe and en-suite fitted with double vanity, shower and WC; the main bathroom includes a shower and separate, full-size bath; a separate laundry; separate study; timber flooring throughout the lower service level and fully carpeted throughout the upper-level sleeping quarters; spacious family, Living and Lounge rooms adjoin the dining area and kitchen; ample storage, stainless steel appliances and an island bench with breakfast bar, tile splash-backs and a full-size, walk-in pantry complement the functionality of the kitchen which is also bathed in natural light. There are also separate powder rooms on each level. The bright north-facing balcony off the living area is perfect for entertaining guests and the rear balconies adjoining the bedrooms provide scope to enjoy an alfresco breakfast on a lazy Sunday morning. There are six separate balconies in total offering a range of enjoyment options to meet your needs. Spend your weekends strolling around Lake Burley Griffin or join friends for a drink at the hottest bars and restaurants that Kingston and Manuka have to offer. Just a few paces from the Kingston Sunday markets, you can enjoy low maintenance living at its best - enabling you more time to spend on leisure activities. This unique home also offers secure basement parking for three vehicles and a security intercom entry, providing a fabulously easy 'set and forget' investment opportunity. Inspect today, you won't be disappointed!

**Property Highlights:** Separate formal and informal living areas. Three bedroom, split-level apartment with separate study and separate full-sized laundry Offering privacy and a convenient inner-south location. Master bedroom with Ensuite featuring a double vanity, shower and WC and Walk-in robe and separate built-in robe. Built in robes to the second & third bedrooms Well equipped kitchen with walk in pantry, custom cabinetry, Bosch appliances, island bench and breakfast bar Six balconies with views to mature deciduous trees Quickstep matt brush, spotted-gum hardwood floor to lower service areas fully carpeted throughout the upper residential zone Ample storage throughout Secure parking with remote access for three vehicles and security intercom entry

**Important Numbers:** Unit 1 Unit Plan 666 Size of apartment: 154m<sup>2</sup> plus 6 balconies plus 3 carspaces

**General Rates:** \$889.00 per quarter Body corporate \$2221.35 per quarter EER 1.5

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