

**1/82 Wentworth Avenue, Kingston, ACT 2604**



**Apartment For Sale**

Thursday, 7 March 2024

1/82 Wentworth Avenue, Kingston, ACT 2604

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 76 m2**

**Type: Apartment**



Jeremy Francis

0261476000

**\$795,000+**

Open homes are not being scheduled over the Easter holiday however private inspections are possible, please feel warmly welcome to enquire. Conveniently positioned on the ground floor / corner of the building you will enjoy an abundance of windows, light and privacy as well as a Northerly aspect inviting the sun from your private oasis courtyard garden. Elevated and secure courtyard ensuring privacy and greenery in all directions. With a well laid out 76m<sup>2</sup> of internal living expanding onto a lavish 34m<sup>2</sup> courtyard with generously proportioned meals and living areas which allows for spacious furnishing options perfect for living in comfort and entertaining. Your outlook is secure into the future as the Heritage Listed Kingston Precinct will assure that your outlook remains beautiful. Luxury modern finishes define the kitchen as well as the top end appliance selection whilst the bedrooms enjoy the warmth and soft touches of loop pile wool carpets. The location is outstanding with some of Canberra's best public and private schools within walking distance or a short commute. The gears of Australia's government turn in the departments situated in Parliamentary Triangle under 5 minutes away by car. Or, be spoilt for lifestyle options after hours and on weekends with some of Canberra's best fashion boutiques, popular restaurants, cafes, bars and home goods stores located nearby at Manuka, old Kingston shops, the Kingston Foreshore and the Griffith shops. The building features a Gym and a Yoga studio with kitchenette and bathroom facilities, restricted access basement with 2 car space, a metal enclosed storage unit, a very cool entry foyer as well as a peaceful residents garden with Barbeque and seating areas. With a TAYLR parcel locker, you will never miss an important delivery again. General features: • 76m<sup>2</sup> living + 34m<sup>2</sup> courtyard • Timber floor boards in living areas • Built in study desk • Split air conditioning units in living and main bedroom • Block out curtains and sheer curtains on all windows • Micro-Irrigation system with timer for watering pot plants • In floor heating to ensuite • Double glazed windows throughout • Loop pile wool carpet to bedrooms • LED downlights throughout • Retractable flyscreens to courtyard • Walk through robe • Tap in courtyard Kitchen features: • 20mm Caesarstone benchtops • Single piece mirrored splashback • AEG Induction 4 zone cooktop • AEG Pyrolytic oven • Externally ducted rangehood • AEG semi integrated dishwasher • 80cm deep island bench breakfast bar • Abundance of storage, soft close drawers Bathroom / Ensuite features: • Large wall mount vanity • Mirrored shaving cabinets • Full height wall tiling Other features: • European Laundry • Westinghouse 4.5kg front load dryer Outgoings: Body Corporate \$3,135.66 / annum Rates \$1,864.29 / annum (2023) Land Tax \$2,259.93 / annum (2023, only if rented) Water & Sewerage \$186.77 / quarter