

**10/4 Tench Street, Kingston, ACT 2604**

ENVOGUE

## Apartment For Sale

Thursday, 29 February 2024

10/4 Tench Street, Kingston, ACT 2604

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Paul Kerin

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**\$650,000 +**

New to the sales market is this very well presented top floor 2 bedroom 1 bathroom executive apartment located in the sought after "Kingston Court" complex in Kingston. If you have been searching for a prime location to live then the wait is over as this is the property for you. A wonderful floorplan in place that has been designed to anticipate your every need with a separate entry that leads to the large open plan living area with reverse cycle heating and cooling. Opens to the covered balcony area with leafy outlook. A superbly appointed spacious kitchen with dishwasher and stainless steel appliances. Ample cupboard space and breakfast bar. A wonderful space to cook and create. Tiled flooring which flows through to the dining area. The main bathroom has been renovated and has a separate shower and bath with a skylight as well. A separate toilet. Large laundry area opposite bathroom. The master bedroom is a great size with an endless amount of built in robes and the second bedroom has built in robes as well with no shortage of storage throughout the property. An allocated undercover car space with security gate plus visitor parking completes this fine property. The development has a pool and half size tennis court for residents to enjoy and perfect for entertaining family and friends. Offering an exceptional lifestyle with generous space your search could now be over for your dream property. The location does not get any better being so close to Kingston shops and restaurants with everything within walking distance for your convenience. A perfect entry level property for the first home buyer or for those wanting to downsize for a quiet lifestyle. Other features to note : - Separate lounge and dining- Reverse cycle heating and cooling- Updated blinds throughout- Small boutique development- Built 1994- EER 4.0- 84m<sup>2</sup> internal living- 8m<sup>2</sup> balcony area- Allocated undercover car space- Lock up storage- Visitor parking- Pool & half tennis court- Body corporate = \$1,552.00 per quarter approx- Rates \$732.00 per quarter approx- Rental Estimate = \$525 - \$550 per week Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.