

**100/61 Giles Street, Kingston, ACT 2604**

**maloneys**

**Sold Apartment**

Thursday, 24 August 2023

100/61 Giles Street, Kingston, ACT 2604

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Peter Maloney

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**\$660,000**

This fantastic two storey property is in the sought after Gateway complex in Kingston, which is just a short walk from the dining hub of the Kingston Foreshore and equally close to the amenities, restaurants and cafes of the Kingston Shopping Centre. Minutes to parliamentary triangle or Fyshwick. Perfectly positioned. This property is well worth the visit. This light filled property offers open plan living area, modern kitchen with stainless steel appliances including gas cooking and ample storage space, two spacious bedrooms with built in robes, ensuite and balcony to master and separate bathroom. Also featuring a balcony for entertaining, reverse-cycle heating/cooling and a basement car space, this property is sure to tick all the boxes. Located within easy commute of Barton and Russell Offices plus the CBD is only a short distance by car.

**Property Features-** Open plan living- Modern kitchen with stainless steel appliances- Gas cooking- Reverse-cycle heating and cooling- Basement car space- Two balconies one off lounge room and one off main bedroom- High ceilings

**Property Details** Living: 109m<sup>2</sup> **Property Outgoings** Rates: \$635 per quarter approx. Land Tax if payable: \$797.87 per quarter approx. Levies: \$1830.00 per quarter approx. EER: 5.5 Fixed term lease expires 24/02/2024 Currently rented for \$645 per week

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