

**102/82 Wentworth Avenue, Kingston, ACT 2604**



## **Apartment For Sale**

Saturday, 9 December 2023

102/82 Wentworth Avenue, Kingston, ACT 2604

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 82 m2**

**Type: Apartment**



Jess Kercher

**\$709,000**

Nestled within the 82W development, constructed by Bloc, one of Canberra's seasoned high-density builders, exudes a sense of enduring quality. Currently occupied by tenants, this inviting apartment presents an enticing opportunity for savvy investors or those with an eye for potential future residency. Bathed in natural light from its north-western orientation, Apartment 102 emanates warmth and comfort. The well-designed layout boasts two bedrooms positioned on either side of the spacious living area, offering a sense of privacy and convenience. Experience the allure of premium features including timber flooring, a split-system air conditioning unit for year-round comfort, and the convenience of a clothes dryer thoughtfully included. Additionally, revel in the ease of two car accommodation along with a dedicated storage cage nestled in the secure basement. Indulge in the excellence of Bloc's craftsmanship, evident in the superior fixtures and finishes that adorn this residence. Immerse yourself in a lifestyle that harmoniously blends sophistication, functionality, and comfort.

**IMPORTANT FEATURES:** \* Engineered Timber Flooring \* Split system AC \* AEG appliances \* Stone benchtop \* Floor to ceiling tiles in bathroom and ensuite \* Clothes dryer included \* 2 allocated car spaces \* Storage cage

**IMPORTANT NUMBERS:** \* Internal living: 82sqm \* External living: 17sqm \* EER: 6.0 Stars \* Rates: \$575 pq approx. \* Land tax: \$575 pq approx. \* B/Corp: \$740 pq approx. \* Currently Leased: 15/01/2025 \* Current Rent: \$680 per week

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