

105/56 Printers Way, Kingston, ACT 2604

PURNELL
SINCE 1987

Apartment For Sale

Friday, 27 October 2023

105/56 Printers Way, Kingston, ACT 2604

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Nick Purnell
0262952011



Sam Glyde
0428221300

Auction (if not sold prior)

Price guide \$499,000+ This beautifully presented one bedroom apartment is part of the unique and stylish 'Viridian' complex. 'Viridian' is ideally located in the heart of Kingston, close to restaurants, shops, cafes and the ever-expanding Kingston foreshore. Enjoy spacious living with a separate dining area which conveniently opens directly onto a large balcony which boasts fourth floor views of Red Hill and Parliament House, ideal for relaxing after a hard day's work. All fittings and fixtures are of a superior quality, including the newly installed reverse cycle air conditioning unit. The kitchen is fitted with top of the line appliances, including a single drawer dishwasher and gas cooking. Other features include a separate laundry with a dryer, intercom access, undercover car park and a study nook which is ideal for setting up a home office. This incredibly welcoming home is ready to move in and would suit a first home buyer or corporate individual looking to be positioned in Canberra's move sought-after suburb. In this current rental market we believe it would rent between \$500-\$525 per week. Features include:- Brand new reverse cycle air conditioning unit installed- Study nook- Spacious living- Stainless steel kitchen appliances with dishwasher- Gas cooking and stone bench-tops- Short walk to the Kingston shops and Lake Burley Griffin- Close to transport- 55m² internally & 18m² balcony Figure summary (all approx.):- Body corporate: \$1234 p.q- General rates: \$550 p.q- Water & sewerage: \$185 p.q- Land tax (if let): \$642 p.q- Built in 2005