

**106/22 Eyre Street, Kingston, ACT 2604**

LUTON

**Apartment For Sale**

Saturday, 27 January 2024

106/22 Eyre Street, Kingston, ACT 2604

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Kate Yates

0417676169

**\$799,000+**

Situated on level three of the Kingston Place complex, this spacious, well-appointed apartment with pretty views to Red Hill will impress. Cleverly designed to take advantage of the views, both the master bedroom and open-plan living areas have direct access to the balcony. The segregated second bedroom has windows on two sides allowing soft morning light to cascade in and the main bathroom is close by making it convenient for both guests and residents alike. A modern kitchen, European style laundry, separate linen press and tiled entry provide further practical amenity to the property. Two car spaces and a storage cage complete the package. Kingston Place is within walking distance to the newly refurbished Kingston shops and only a short stroll to Kingston Foreshore, Lake Burley Griffin, local schools, public transport and a short drive to the Parliamentary Triangle and local Government offices. Don't miss the opportunity to view this apartment! It's a must see!

Features:

- Tiled Entry
- Open plan kitchen and living area
- Kitchen has tiled floor, soft-close drawers, black glass splash back, black stone bench top, integrated dishwasher, electric cooktop, oven and rangehood and built-in microwave
- Living area has carpet, built-in shelving, roller blinds and sheer curtains, sliding glass door and screen to tiled balcony with view to Red Hill
- Master bedroom has carpet, roller blinds and sheer curtains, sliding glass and screen door to balcony, built-in wardrobe and ensuite
- Ensuite with double vanities, mirrored storage cabinets, floor to ceiling tiles, shower and toilet
- Second bedroom has windows on two sides, roller blinds and sheer curtains, carpet and built-in mirrored wardrobe
- Main bathroom has shower, toilet, single vanity, mirrored storage cabinet and floor to ceiling tiles
- European style laundry with dryer and wash tub
- Separate linen press

Other Features:

- Security video and intercom for access to building
- Lift Access
- Ducted reverse-cycle air-conditioning
- Two car spaces and storage cage in basement
- Walking distance to Kingston shops and public transport
- Only minutes away from Manuka Village, Kingston Foreshore, local schools and parks
- Kingston Place built in: 2011
- Strata fees: \$1,674 p.q (approx.)
- Rates: \$541 p.q (approx.)
- Rental Appraisal: \$670 to \$730 pw
- Apartment size: 85m<sup>2</sup> Internally.
- Balcony: 20m<sup>2</sup>
- EER: 6