

11/2 Parbery Street, Kingston, ACT 2604

Townhouse For Sale

Thursday, 6 June 2024



11/2 Parbery Street, Kingston, ACT 2604

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 226 m2

Type: Townhouse



Stuart Dovers
0413836330

\$1,395,000

Kingsborough Village is a stunning collaboration between Canberra's leading builders, architects and interior designers, and once you see this 3 Bedroom Terrace, you will simply fall in love. The property is currently leased on a fixed term lease enjoying a perfect tenant and \$1,230/week return, so it is ideal for future owner occupiers, or an investor looking to add a blue-chip property to their portfolio. Set in a vibrant multi-purpose precinct with boutique retail and residential properties, Kingsborough connects old and new seamlessly with Kingston Foreshore on one side and the Jerrabomberra Wetlands on the other. The contrast between inside and out of these homes is astounding - the raw, industrial steel and brick finishes of the outside give way to warm and natural tones of timber and stone tones inside. A large living area - housing a kitchen bursting with SMEG appliances, eastern facing island bench and abundant storage - looks out on a large, private balcony. Elevated from the village proper, this space can house pets, children, gardens and parties perfectly. The top most level is dedicated to luxury, style and comfort - walk-in-robos, large study space, make-up mirror and table space (or more BIR), Ensuite with double sized shower, floor-to-ceiling tiles and a staggeringly large Master bedroom, wrapped with windows and bathed in natural light and stunning views all day long. To leave you and your family wanting for nothing, the second and third bedroom and large, with BIR's and floor to ceiling windows, the main bathroom has built in tub, designer tiles and finishes, and a 51sqm private garage (with laundry and washing machine) gives all the comfort once only offered to established houses. A truly unique offering, so don't hesitate to contact us today! Primary Inclusions: Premium Quality Wool Carpets to Bedrooms, and Tiles to Bathrooms Smeg Appliances in Kitchen with stone benchtops Double Glazed Windows throughout property (and entire Village) Private Double Garage with Remote Door Solar Panels on Roof with Inverter and Battery storage 2.7m High ceiling Beautiful open spine stairs with Hardwood treads Ducted Reverse Cycle Air Conditioning Large East/North Facing Master Suit with Stunning views Private Front Courtyard NBN Village Inclusions: Retail precinct in the heart of the Village including bike sales and repair, Tumut Brewery, 80/20 Cafe and more! Members only heated lap pool and gym Multiple electric car charging stations Separate B/C within Community Title to reduce B/C fees Main Features: 157smq Living 18sqm Courtyards and balcony 51sqm Garage 3 Bedroom - All East and North Facing 2 Bath Fixed term tenancy with \$1,230/week always paid in full and on time Land Tax - \$699/quarter (last assessment) Council rates - \$540/quarter (last assessment) Strata \$1,593/quarter (approximately)