

115/15 Tench Street, Kingston, ACT 2604



Unit For Sale

Friday, 3 May 2024

115/15 Tench Street, Kingston, ACT 2604

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Mark Larmer And Aaron Lewis
0262091723



Jason El-Khoury
0262091723

Offers Over \$550,000

Located in a central development directly opposite the Kingston shops, and within the Parliamentary triangle, this beautifully presented, fully furnished and single level, two-bedroom apartment leaves you spoiled for choice when it comes to cafes, restaurants, boutique stores, markets, and galleries. Plus, for those who enjoy the outdoors, Lake Burley Griffin, Manuka Pool and Telopea Park are just a short walk away. Positioned on the top floor of 'The Griffin' complex, with its lush, manicured gardens, on-site gym and restricted entry underground carpark, this apartment is ideal for either the live-in-owner or astute investor. Featuring a light and airy open plan living area, balcony with tranquil outlook to the internal podium of the development, a modern kitchen with stainless steel appliances and stone bench tops. This abode is both stylish and functional and offers care-free living at its best. Plus it's vacant and available immediately so no waiting for tenants or owners to relocate, we can even move you in prior to settlement if you are in a rush. Investors can take advantage of low vacancy rates with an expected rental return of around \$540 per week fully furnished on a long term 12m lease. This apartment is perfect for either a long-term tenant or as an Airbnb/short-term letting option since it's fully furnished allowing for even better weekly returns. Live in owners wanting an affordable entry into the Inner South can also be calling this home sooner than they think as early access can be facilitated for those needing to move in quickly. Make sure to watch our detailed, walk-through video prior to your inspection (and after), it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this unit inside and out including a tour of the carpark, gym and podium. It's the most informative property video you will watch during your search, but don't just take our word for it... To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, please send us an email from any of the web portals and note your full name and mobile number and it will be automatically sent to you.

Features overview:

- Located on level 3 (top floor)
- Open plan living area
- Fully furnished so all items in the property are included with the purchase price
- Upgraded LED lighting throughout
- Modern kitchen with stone bench tops, 4 burner electric cooktop, electric oven, dishwasher, and range hood
- Balcony looks North/West over the internal podium of the complex (no road noise)
- Wall mounted air conditioning unit (heating and cooling)
- Zoned in-ceiling radiant heating throughout
- Bedroom 1 has a double, mirrored sliding robe and sliding door access to balcony
- Bedroom 2 has a double robe and outlook over the podium
- Bathroom includes toilet, vanity and shower also contains the laundry which includes the dryer
- Allocated undercover basement parking for one vehicle behind restricted entry roller door
- Intercom access for guests so that can be allowed through the entry door and come to your front door without you needing to leave the unit
- Vacant possession available so not subject to any tenancy
- Flexible settlement options on offer if you have another property you want, or need, to sell

The numbers (approx.):

- Living Size: 73m²
- Balcony: 7m²
- Level in development: 3 of 3
- Units plan registered: 2012
- Strata levies: \$6,996 p.a.
- General rates: \$1,944 p.a.
- Water & sewerage rates: \$740 p.a.
- Land tax (investors only): \$2,387 p.a.
- Rental potential (furnished): \$540 p/w
- Total admin fund balance for complex as of 18/04/2024 - \$42,216
- Total sinking fund balance for complex as of 18/04/2024 - \$424,774
- EER: 6 stars (out of 6 stars)
- Strata manager: Bridge Strata - phone 6109 7700, admin@bridgestrata.com.au
- Units Plan: 3845
- Number of units in development: 95 units.

'The Griffin' development features:

- Situated directly opposite 'Old Kingston' shops - cafes, restaurants, boutiques & galleries,
- On site gym for use by all residents
- Allocated parking for push bikes
- NBN connected (FTTB)
- Pet friendly (subject to strata notification)
- Beautifully landscaped central gardens/podium area
- Building originally designed & subsequently refurbished by Willemsen

To help buyers:

- We use a published guide price that your offer must exceed
- All offers are confidential and not disclosed to other buyers
- No time limit on offers being presented to the owners so a quick offer and acceptance can be facilitated
- We can refer a solicitor who can review the contract for FREE
- The same solicitor can provide a free Section 17 if you wish to submit an unconditional offer
- Help negotiating amendments to the contract such as settlement dates or exchange deposits
- Free valuations on other properties you may have to help you establish your current equity or to help secure your finances