

120/72 Wentworth Avenue, Kingston, ACT 2604



Sold Apartment

Monday, 14 August 2023

120/72 Wentworth Avenue, Kingston, ACT 2604

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 85 m2

Type: Apartment



Stacy Otero
0403941366



Michael Braddon
0408446793

\$645,000

Sophistication, lifestyle and location, welcome to 120/72 Wentworth Avenue where you are within walking distance to the cosmopolitan hub of the beautiful Kingston Foreshore and ultra-popular Kingston Shops. This modernised and timelessly updated two-bedroom, ensuite apartment features natural light flowing throughout the open-plan living area creating a sense of space and connecting seamlessly to the balcony. The chic kitchen has been fitted with quality appliances, including a dish drawer, and boasts ample cupboard space. The spacious master bedroom offers a built-in robe, as well as a fully renovated ensuite with floor-to-ceiling tiles, shower, toilet and vanity. The remaining bedroom also features a built-in robe and is serviced by the stunning main bathroom which has also been renovated with feature recessed tiling, a semi-frameless shower, vanity, along with a separate toilet for convenience. Completing this spacious apartment is the combined laundry/bathroom saving on space, linen cupboard, reverse-cycle split system to the living area and main bedroom and secure single basement carpark. Adding value to this already impressive offering is Brighton's shared tennis court, gym and swimming pool facilities. Just moments from Green Square Kingston and the exciting Kingston Foreshore dining and entertaining precinct, and easy access via Wentworth Drive to conveniently take you to the city, Fyshwick and Woden. An inspection is highly recommended to truly appreciate the size and lifestyle on offer. Features:- Living: 85m²- Balcony: 9m² (living area) + 12m² (bedrooms)- EER: 6 stars- Year built: 1997- Split system to living area and main bedroom- Open-plan living and dining area- Updated kitchen with plenty of storage- Stainless steel Fisher and Paykel dish drawer- Stainless steel Westinghouse oven and electric cooktop- Main bedroom with built-in robe and access to the balcony- Ensuite fully renovated with floor-to-ceiling tiles- Bedroom two with built-in robe and access to the balcony- Main bathroom fully renovated, laundry combined- Separate toilet- Professionally installed bike hook for all the riding enthusiasts - Tennis court, gym and swimming pool Cost breakdown: Rates: \$510.37 p.q Land Tax (only if rented): \$607.98 p.q Admin fund: \$583 p.q Sinking fund: \$303 p.q Potential rental return: \$620 - \$650 p.w This information has been obtained from reliable sources however, we cannot guarantee its complete accuracy so we recommend that you also conduct your own enquiries to verify the details contained herein.