

13/20 Eyre Street, Kingston, ACT 2604



Apartment For Sale

Sunday, 10 December 2023

13/20 Eyre Street, Kingston, ACT 2604

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 142 m2

Type: Apartment



Jeremy Francis

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\$1,350,000

Taking up residence in this luxuriously appointed 3 bedroom ground floor apartment will have you feeling like you're living in a townhouse and not just an apartment. The 142m² (approx.) of internal living area, complimented by the enormous 69m² (approx.) private and secure courtyard will leave you suitably impressed as the layout of the entire property totally encourages you to combine an indoor and outdoor lifestyle. The apartment also boasts a large separate storage room just down the corridor from your front door at a whopping 9 square metres it also has a large storage cage in the basement which again is 6 square metres of generous storage space there will be no wanting for storage in this property. To compliment this, the living area offers a strong connection to an entertainer's kitchen, fully equipped with Gaggenau built-in microwave and oven, Electrolux inverted cooktop and plenty of storage and cupboard space as well. There are some hidden surprises with a separate well-sized laundry room and a study nook offering a space to create, innovate and apply your inspiration to whatever project or hobby you indulge in. The master bedroom is naturally adorned with a walk-in robe, spacious ensuite with a double-vanity, shower and full bathtub. Bedrooms 2 and 3 have built-in robes and are located by the main full-sized bathroom. To finish off, the complex has well-established and tranquil internal gardens for you to enjoy. This is a must see for all those looking for the perfect property in the perfect location for your downsizing from a large home or upscaling from a two-bedroom apartment.

Key features:

- 142m² living + 69m² enclosed courtyard
- 2 x basement car parks + storage
- 12m² store room adjacent apartment
- Monolithic timber flooring to living areas
- Carpeted bedrooms
- Ducted RCAC throughout
- 2.7 meter high ceilings

Kitchen features:

- Caesarstone benchtops
- 2 pac polyurethane joinery
- Stainless steel 1.5 bowl sink
- Externally ducted rangehood
- Full size LG dishwasher
- Gaggenau oven

Bathroom / Laundry / Ensuite:

- Separate bath and shower (ensuite)
- Marble floor tiling
- Full height wall tiling
- Front load dryer

Outgoings:

- Body Corp approx. \$9,557.00 / annum (2023)
- Rates approx. \$2,562.29 / annum (2023)
- Land Tax approx. \$3,200.38 (2023)(only if rented)
- Water & Sewerage \$175.56 / quarter