

**13/36 Gosse Street, Kingston, ACT 2604**

**independent**  
PROPERTY GROUP

**Sold Townhouse**

Monday, 14 August 2023

13/36 Gosse Street, Kingston, ACT 2604

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: Townhouse**

**\$1,255,000**

Fresh onto the market is this beautiful tri-level, Playoust designed townhouse located in the highly sought after "The Elms" development. Recently updated, this townhouse features 3 large bedrooms, each offering plenty of space for comfortable living. The main bedroom includes an ensuite, while the large bathroom features a spa bath and raked ceilings, adding to the luxurious feel of the space. This townhouse also offers 2 private courtyards, perfect for enjoying a morning cup of coffee or a relaxing evening with friends. And with basement parking for 3 cars (one small car), you'll never have to worry about finding a spot on the street. From the moment you step inside, you'll feel right at home. There's a feeling of peace and privacy that permeates the space, making it the perfect retreat from the hustle and bustle of everyday life. The rear courtyard is beautifully established with a shady Japanese Maple tree, Daphne shrubs, and Camellias, creating a tranquil atmosphere that you'll love coming home to. But the location of this townhouse is what truly sets it apart. It's literally across the road from Lake Burley Griffin, one of the most popular and picturesque destinations in the area. You'll be able to enjoy all the water activities and scenic views that the lake has to offer, just steps from your front door. In short, this is a lifestyle home where easy living and convenience are on your doorstep. Don't miss out on the opportunity to make this stunning townhouse your own. Opportunities like these are rare – don't miss it.

Features:

- Exciting tri-level design
- Designed by renown Playoust Architects
- Two private courtyards
- Tastefully updated interior\*
- Ducted electric heating & cooling
- Basement parking for 3 cars (one small) & storage room
- Across the road from Lake Burley Griffin
- Easy walk to Kingston Foreshore restaurants
- Amazing lifestyle location

Essentials:

- Living area: 157m<sup>2</sup>
- Rates: \$3,866 per annum (approx.)
- Land tax (investors): \$4,962 per annum (approx.)
- Age: 38 years (Built 1985)
- Expected Rental return: \$950 - \$1,050/week (Approx)
- Strata Levies: \$4,515 per annum
- Strata Company: Bridge Strata
- Units Plan Number: 394