

**14/30 Cunningham Street, Kingston, ACT 2604**

**Apartment For Sale**

Tuesday, 16 January 2024

14/30 Cunningham Street, Kingston, ACT 2604

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 85 m2**

**Type: Apartment**



Ainslie Thomas

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**\$650,000+**

This beautifully maintained property offers all the contemporary conveniences you would expect of a quality apartment! The open plan living and dining area provide a spacious and inviting atmosphere, complemented by a tree-lined balcony, perfect for enjoying your morning coffee or entertaining guests! The kitchen is the central focal point of the apartment, equipped with Smeg Stainless Steel electric cooking, ample cupboard space, and a convenient Omega dishwasher. Cooking and hosting is ideal in this well-appointed space. The Master bedroom is a retreat in itself, featuring built-in robes and a sliding door leading to a balcony overlooking the serene complex gardens. The ensuite boasts a spa bath for your relaxation and indulgence! The second bedroom also features built-in robes and provides access to another private balcony, ensuring that each resident can enjoy their own private outdoor space. The main bathroom incorporates a European laundry, with a dryer. A separate toilet adds to the practicality of this thoughtfully designed apartment. The Brighton complex offers more than just a residence; it provides a lifestyle. Take advantage of the on-site amenities, including a tennis court, gymnasium and swimming pool, ensuring that you can stay fit and entertained without leaving the comfort of your community! Situated amongst beautiful landscaped grounds the apartment offers a tranquil setting perfect for relaxation! The basement carpark assures security as does the intercom entry to the apartment! Located in the suburb of Kingston, one of Canberra's most sought-after suburbs, The Brighton is a stone's throw away from restaurants, cafes, Telopea Park, Manuka and Kingston precincts as well as the Parliamentary Triangle and Kingston Foreshore. Canberra City is just minutes away, offering you the perfect blend of convenience and luxury! Don't miss the opportunity to secure this fantastic apartment that combines modern living with a premium lifestyle. Act quickly, as opportunities like this in such a prime location are rare. Make The Brighton your new home and experience the best that Canberra has to offer! Contact our office today to arrange your inspection!

Outgoings (approx.)  
Strata: \$1019 per qtr  
Rates: \$520 per qtr  
Land Tax: \$636 per qtr (if rented)  
Water: \$186 per qtr  
Fixed term tenancy in place till end of March 2024

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