

143/27 Wentworth Avenue, Kingston, ACT 2604



Apartment For Sale

Friday, 19 April 2024

143/27 Wentworth Avenue, Kingston, ACT 2604

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



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\$449,000+

Perfectly located on the fringe of the Kingston Foreshore, this spacious one bedroom apartment will appeal to both investors looking for a fantastic rental return or an owner occupier looking to capitalise on the amenities that the local area has to offer. The occupant of the property will be located halfway between the Kingston Foreshore which is home to some of Canberra's best bars and restaurants and also halfway to Old Kingston Shops which has a Superbarn (grocery store) and cafes that are great for a weekend coffee run. The property is also located within walking distance to the Parliamentary Triangle, Manuka and Russell Offices, meaning you can leave the car at home and walk to work. Stepping inside this one bedroom apartment you will be pleased by the northerly aspect that is on offer. It has a very private and leafy view into the common gardens and is therefore a long way from any road. The apartment itself is of a good size and the functional floor plan means that the laundry is not contained within the bathroom and both the living and bedroom have access onto the outdoor entertaining area. This property presents an opportunity for someone to secure a set and forget investment as the property is rented at \$445 per week or as its on a month to month an owner occupier can have flexibility to issue notice and move in. Features:- North facing and filled with natural light- Leafy quiet outlook- Secure entry- Great location - close to local shops and restaurants- High rental return relative to purchase price available

Figure Summary (all approx.) • Built: 2005 • 57m² internally + 9m² of balcony • Body corporate: \$1050p.q • General Rates: \$538 (p.q) • Land Tax (if rented): \$650 (p.q) • Water & Sewerage: \$185.00 (p.q.)