

145/8 Jardine Street, Kingston, ACT 2604



Unit For Sale

Saturday, 25 November 2023

145/8 Jardine Street, Kingston, ACT 2604

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Mark Larmer And Aaron Lewis
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Jason El-Khoury
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Offers over \$440,000

Located directly opposite the Kingston shops, and with the Parliamentary triangle and City Centre only a short drive away, this attractive, fully single level, one-bedroom apartment leaves you spoiled for choice when it comes to cafes, restaurants, boutique stores, markets, and galleries. Plus, for those who enjoy the outdoors, Lake Burley Griffin and Telopea Park are just a short walk away. Positioned within 'The Griffin' complex with its lush, manicured gardens, on-site gym and restricted entry underground carpark, this apartment is ideal for either the live-in-owner or astute investor. Featuring a light and airy open plan living area, balcony, kitchen with stainless steel appliances and stone bench tops, and a floor-to-ceiling double mirrored wardrobe, this abode is both stylish and functional and offers care-free living at its best. Investors can take advantage of low vacancy rates with an expected rental return of around \$550 per week fully furnished. This apartment is perfect for either a long-term tenant or as an Airbnb/short term letting for potentially even better weekly returns. Live in owners wanting an affordable entry into the Inner South can also be calling this home sooner than they think as early access may be facilitated for those needing to move in quickly. Make sure to watch our detailed, walk-through video prior to your inspection (and after), it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this unit inside and out including a tour of the carpark, gym and podium. It's the most informative property video you will watch during your search, but don't just take our word for it... To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, please send us an email from any of the web portals and note your full name and mobile number and it will be automatically sent to you.

Features overview:

- Located on level 1
- Open plan living area
- Modern kitchen with stone bench tops, dishwasher, and range hood
- Balcony looks over the internal podium of the complex (no road noise)
- Wall mounted air conditioning (cooling only)
- In-ceiling radiant heating throughout (2 separate zones)
- Separate bedroom has a double mirrored robe and views over the podium
- Bathroom with laundry which includes the dryer
- Single car space in restricted entry basement
- Intercom access for guests
- Lift access from the basement and ground floors (no stairs to navigate)
- Vacant possession available
- Flexible settlement options on offer if you have another property you want, or need, to sell

The numbers (approx.):

- Living Size: 50m²
- Balcony: 6m²
- Level in development: 1 of 3
- Strata levies: \$5,175 p.a.
- General rates: \$2,212 p.a.
- Water & sewerage rates: \$670 p.a.
- Land tax (investors only): \$2,197 p.a.
- Rental potential (unfurnished): \$530 p/w
- Total admin fund balance for complex as of 17/11/2023 - \$78,300
- Total sinking fund balance for complex as of 17/11/2023 - \$353,175
- EER: 6 stars (out of 6 stars)
- Strata manager: Bridge Strata
- Units Plan: 3845
- Number of units in development: 95 units.

'The Griffin' development features:

- Situated directly opposite 'Old Kingston' shops - cafes, restaurants, boutiques & galleries,
- On site gym
- Allocated parking for push bikes
- Lift access direct from basement and ground to level 1 (no stairs to navigate)
- NBN connected (FTTB)
- Pet friendly (subject to strata notification)
- Beautifully landscaped central gardens/podium area
- Building originally designed & subsequently refurbished by Willemsen

To help buyers:

- Published guide price that your offer must exceed
- All offers are confidential and not disclosed to other buyers
- No time limit on offers being presented to the owners so a quick offer and acceptance can be facilitated
- We can refer a solicitor who can review the contract for FREE
- The same solicitor can provide a free Section 17 if you wish to submit an unconditional offer
- Help negotiating amendments to the contract such as settlement dates or exchange deposits
- Free valuations on other properties you may have to help you establish your current equity or to help secure your finances