

**15/20 Eyre Street, Kingston, ACT 2604**



**Apartment For Sale**

Monday, 8 January 2024

15/20 Eyre Street, Kingston, ACT 2604

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 90 m2**

**Type: Apartment**



Steph Hoss  
0262959911



Alexander Anlezark  
0261031063

**\$850,000+**

Private viewings by appointment are available throughout January, please contact Steph Hoss on 0401 857 662 Perfectly positioned with secure private street access to your courtyard, which provides flexibility and a townhouse feel, not to mention the beautiful outlook over leafy Leichhardt street. This spacious apartment is a great two-bedroom property in the heart of the Inner South. Located just moments away from the Kingston shops, a short walk to Manuka and Lake Burley Griffin, within moments of the Parliamentary Triangle, Russell Offices and the Canberra City. Upon entering you will be immediately impressed by the size of the apartment and considered floor plan. The living and dining are generously sized and flow to the large courtyard which is a great place to entertain friends. The kitchen features Miele appliances, built-in microwave, stone benchtops and ample storage space. The main bedroom is generous in size, inclusive of a spacious ensuite, ample wardrobes in a walk-through robe and private access to courtyard. The secondary bedroom is also ample in space and storage. The main bathroom services the rest of the home, showcasing quality fixtures and fittings. \* Internal living 90sqm\* Private courtyard 30sqm\* Spacious two-bedroom, two-bathroom apartment\* Direct street access, giving townhouse feel\* Durable timber veneer flooring \* Stunning curtains with sheer and block-out options\* Reverse cycle ducted air conditioning with no condenser in courtyard\* Granite kitchen benchtops and Miele appliances\* Double glazing throughout\* 2.7m high ceilings\* Secure basement and lift access with two car spaces\* Ideal location in Kingston, within walking distance to Green Square, Lake Burley Griffen, Manuka and an array of popular shops, cafes and restaurants\* Great apartment ready for investment or personal useEER: 6 StarStrata: \$2,150pq (approx.)Rates: \$2,150pa (approx.)Land Tax: \$2,620pa (approx. if rented out)Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.