

151/56 Eyre Street, Kingston, ACT 2604



Unit For Sale

Friday, 8 March 2024

151/56 Eyre Street, Kingston, ACT 2604

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 130 m2

Type: Unit



Lisa Silberberg

0416227666

\$1,050,000+

Located in the prestigious 'Viridian' complex adjacent Norgrove Park, lies this exceptional three-bedroom, ensuite apartment basking in natural northerly light - the perfect location to jump straight into the Foreshore lifestyle or retreat for peaceful living. Situated on the fourth floor and exceeding 130m², the clever floor plan incorporates a palatial master bedroom with walk-in robe and own bathroom together with sizeable guest rooms and a study. High ceilings and new carpets compliment the vast open plan design and are ably supported by much-needed storage and extra wide hallways. For those who savour the culinary arts, the gourmet kitchen is a haven of possibilities. For the family chef, the large bench provides the perfect foundation to oversee the day's homework, while bringing together a perfectly balanced meal. Fully equipped with quality gas and electric cooking appliances, stone bench tops and a full pantry, the kitchen invites you to unleash your culinary creativity. Whether it's a cozy family dinner or entertaining friends, this space has been designed to be the heart of your home. While location is everything, the Viridian complex delivers on convenience. Situated only moments from the Kingston Foreshore, you're just steps away from the city's finest dining establishments, shopping, bars and clubs. Yet, when you retreat to your home, you'll find a peaceful sanctuary that feels worlds away from the urban hustle and bustle with open parklands nearby and tree top undulating views. To view this home at a time to suit, please do not hesitate to call Lisa Silberberg on 0416227666. The Perks: • North-facing open-plan design • Kitchen with stone benchtops and an abundance of store • Study nook/walk-in store • 14m² north-facing balcony • Adjacent parklands • Master bedroom with walk-in robe and ensuite bathroom • Bedrooms with built-in robes • New carpets throughout • Lift access to floor shared with only 3 other apartments • Double basement carparks • Basement storage • Reverse cycle heating and cooling • Gas cooktop, electric oven + dishwasher • Close to community playgrounds, cycle and walking paths • Easy access to main arterial roads • Walking distance to quality schooling and shops The Numbers: • House: 130m² Balcony 14m² Store 2m² • Basement Parking: 26m² • EER: 6.0 • Rates: \$715 p.q. approx • Land Tax: \$882 quarter, if rented approx • Body Corp: \$2,251 p.q. approx