

158/54 Eyre Street, Kingston, ACT 2604

Apartment For Sale

Thursday, 11 January 2024

158/54 Eyre Street, Kingston, ACT 2604

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 95 m2

Type: Apartment



Tyran Murphy
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\$800,000 - \$830,000

Situated between Kingston Foreshore and Old Kingston, this large well-positioned two-bedroom apartment is ready for its new owners to fall in love with this great location. The open plan design comfortably incorporates living and dining areas into one open space while taking in the abundance of natural light thanks to the floor-to-ceiling windows. The apartment opens onto an expansive north-facing balcony that looks out onto the greenery of surrounding trees. The balcony is ideal for entertaining guests with plenty of room, while also connecting seamlessly with the indoor living. Included in the living space is a practical study nook, ideal for a work-from-home set up. The kitchen area includes a gas cooktop, integrated dishwasher, dual sink and plenty of bench space for preparing meals as well as a large pantry for additional storage. The accommodation is made up of two large bedrooms, with the main bedroom featuring a walk-in robe and a large ensuite with a shower. The second bedroom features a large mirrored built-in robe, with both bedrooms looking out onto the established complex gardens. The main bathroom consists of a practical shower over bath, toilet, shaving cabinet and laundry. The hallway includes multiple linen cupboards offering great storage solutions. Lifestyle-wise, you couldn't ask for more than the popular Kingston precinct just at your doorstep. It has some of the best cafes, renowned restaurants, and boutique grocers in Canberra, including Gelato Messina, Supabarn, Penny University, OTIS Dining Hall, Pomegranate, Caribou Bar, and more. There is also a selection of gyms and yoga studios to choose from. You are also only a short walk to the picturesque Kingston Foreshore where you'll find a great selection of restaurants and cafes, as well as local parks and outdoor spaces. The property is near a range of business precincts, including the Parliamentary Triangle. For those with schooling in mind, the apartment is close to Canberra Grammar School, and within the public-school zones of Telopea Park School and Narrabundah College. Features: - North facing to the front, providing great natural sunlight - Split system heating and cooling - 2x car spaces (tandem) - Freshly painted internal walls - Additional study space - Gas cooktop - Centralised hot water - Laundry in main bathroom - Downlights throughout

Figures Rates: \$650pq Land Tax: \$801pq (if rented) Body Corp: \$1,691pq Internal Size: 95m² External size: 20m² Energy rating: 6 Stars