

# 16/18 Parbery Street, Kingston, ACT 2604

## Townhouse For Sale

Monday, 18 March 2024



16/18 Parbery Street, Kingston, ACT 2604

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 230 m2**

**Type: Townhouse**



Stuart Dovers

**\$1,399,000+**

Set in the vibrant multi-purpose Kingsborough precinct with boutique retail offerings and a combination of various residential properties, Kingsborough connects old and new seamlessly with Kingston Foreshore on one side and the Jerrabomberra Wetlands on the other. 16/18 Parbery Streets sits as one of the jewels of the village - direct east facing, a magnificent home, set over 4 levels to offer privacy and space, private 2 car garage with extra space for gym/rumpus room, a balcony and fantastic cross ventilation on each level, and built to the highest standard. Available For Sale in a move-in-ready state, the lucky new residents can negotiate for the inclusions of the furniture to use for themselves, or enjoy a high income by using the property as a short or long term investment property. The depth of inclusions, design and craftsmanship offered in the Kingsborough Terraces makes them unique in Canberra, and during construction, a range of upgrades were added to this home compared to the other terraces - 25mm thick double glazed windows throughout the home, extra large reverse cycle ducted A/C motor to accommodate the entire home, 5.2K/W Solar array on the roof, 13kWh Solar batteries tied in to reduce costs significantly, engineered timber flooring to mix beautiful aesthetics and longevity, extended stone kitchen bench and storage, additional storage to the garage level, larger and more easily accessible walk in robe to name but a few. Coming home and walking through the tree lined alleyway, elevated from the village proper, onto a large balcony perfect for year round entertaining, you enter the heart of the home. Deep and wide, the living room offers space for all the range of lounges, coffee tables, entertainment systems and seating options. A well-spaced dining room and kitchen sit at the rear of this level to enjoy the views back out. The classics are all here - fully electric induction SMEG appliances (to make the most of the Solar panels and battery system), stone benchtop, and stylish and practical cupboards. The first level is dedicated to two large bedrooms each currently housing King Sized beds - BIR's are either installed, or plenty of space provided, with a private balcony coming off the second room and set to either end of the home for privacy. A separate powder room and large main bathroom with bathtub, floor to ceiling modern subway tiling and large shower space. As you enter the master suite, boasting nearly 20sqm and occupying the entire top floor you will never want to leave. Complete with private balcony overlooking the leafy green view across the precinct, spacious master bed, walk in robe with ample storage, home study space and gorgeous double basin ensuite with large tub set under the natural light and complete privacy with plantation style shutters. The bottom level is also packed with features - ample space for 2 cars, laundry with storage, under stair storage, built in coat & shoe storage and a unique outdoor room or storage area. Plumbing points for an additional bathroom are installed and there is plenty of space to enclose an area to create a multi-purpose room such as a home office, gym or rumpus room with natural light while keeping plenty of space for 2 large family cars. A truly stunning home set in Canberra's most desired suburb! Between the cafe, bike sales and repair store front, proximity to the best schools and popular Parliamentary precinct...you'll want to move right in!!