

**163/52 Eyre Street, Kingston, ACT 2604**



**Apartment For Sale**

Thursday, 21 March 2024

163/52 Eyre Street, Kingston, ACT 2604

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 95 m2**

**Type: Apartment**



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**\$899,000 +**

Appreciate courtyard living and extreme convenience in the fresh and calm space, that is Apartment 163/52 Eyre Street, Kingston. The spotless presentation emphasizes the overly generous living areas where the kitchen intersects a generous dining area and huge living room, both with ideal flow onto private, partially alfresco space. A small neat garden with thriving lemon trees ensures privacy from the street, yet lets the North Eastern sun in. Space, light and location just across the street to Norgrove Park and the walking tracks circling the lake, moments away from the Parliamentary Triangle, this residence offers a real convenience. Boasting an impressive 95sqm of internal space plus 64m<sup>2</sup> of courtyard, apartments with such vast courtyards are scarce in the marketplace. All of the ease of living in a low maintenance yet lemon and fig trees. Its a great combination. The central kitchen is a standout feature, featuring a 4m stone benchtop, 900mm gas cooktop, integrated dishwasher and double pantry. With seamless connections to the lounge and dining areas, the kitchen effortlessly interacts with the entire living room and study. The king main bedroom is a showstopper, with glass sliding doors onto the courtyard and walk in wardrobe and contemporary ensuite. A second well-sized bedroom with bespoke bookshelf/ entertainment unit and adjoining full master bathroom. Additionally, a built in study nook is the quiet work from home space, and a valuable addition to this property. The apartment's exceptional features are complemented by its superb location. Just minutes away from the City, Kingston, and Manuka, residents have easy access to a myriad of amenities and attractions.\* Two generous bedrooms + functional study off the living area\* King main bedroom with walk in wardrobes and large ensuite\* New carpets + dual blinds throughout\* Quality main bathroom with bath + oodles of mirrored storage\* High ceilings throughout, R/C air conditioning \* Four door linen cupboards in hallway\* Secure basement parking (tandem) and storage cage\* Sun filled courtyards \* 95m<sup>2</sup> internal space + 64m<sup>2</sup> terrace (approx.)\* Rates \$2,376pa, Land Tax (if rented) \$3,156pa, Strata Levies \$1,821pq 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.