

164/52 Eyre Street, Kingston, ACT 2604

Sold Apartment

Monday, 14 August 2023

164/52 Eyre Street, Kingston, ACT 2604

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



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Contact agent

Situated on the second floor of the 'Viridian' complex, this spacious two bedroom plus study property is just moments from the Kingston Foreshore, yet far enough away to not to hear the hustle and bustle of the restaurants and bars. As well as the Foreshore you will be within walking distance to Manuka, Kingston Shops, the Parliamentary Triangle and Lake Burley Griffin. This means you will have the best amenity Canberra has to offer at your doorstep. The apartment is one of only six in the stairwell and has windows on both sides to allow for all day sunshine. The living room is north facing and filled with natural light making it a great place to entertain. The living and dining area flows nicely from the kitchen which has ample bench & cupboard space, gas cooking and stainless steel appliances. The bedrooms are both generously sized, with the master having a walk-in robe and windows that capture the morning sun over the top of the beautifully manicured common gardens. Stepping outside from the living room you find yourself on a large private balcony that would be a great spot for a morning coffee or an afternoon beverage. The home will suit an owner occupier looking to live the Kingston lifestyle or an investor looking to secure a fantastic long term investment with a great return. In summary:

- North facing living area
- Spacious floorplan with great separation of space
- Two good sized bedrooms + study area
- Master has walk-in robe and ensuite
- Bath in main bathroom
- High quality finishes including gas top cooking
- Plethora of storage throughout the kitchen and hallway
- Large balcony for entertaining
- Two secure car spaces

Figure Summary (all approx.)

- Built: 2005
- Living: 95m²
- Balcony: 20m²
- Body Corporate: \$1690 (p.q.)
- General Rates: \$635 (p.q.)
- Water & Sewerage: 175.00 (p.q.)