

17/19 Howitt Street, Kingston, ACT 2604



Sold Apartment

Friday, 29 September 2023

17/19 Howitt Street, Kingston, ACT 2604

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



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\$662,000

Perfectly located on one of Canberra's prettiest tree-lined established streets, this spacious and somewhat unique two-bedroom apartment will suit an investor looking to capitalise on the booming local rental market or an owner occupier who wants to live and enjoy the Kingston lifestyle. Old Kingston has long been a popular spot for people to live due to its proximity to the Parliamentary Triangle, the fabulous restaurants, bars and supermarket at your doorstep, and a plethora of parks, open spaces and lakeside facilities to exercise and unwind. 'Percival Court' is well known for its alpine originated architecture and rock-solid construction (built and designed in the early 90's). While cosmetically the complex is due for some attention, thanks to a progressive body corporate, Percival Court is about to undergo a complete face-lift with all its exterior timbers soon to be replaced. This rejuvenation project will be led by a professional project team and has been fully costed within the existing sinking fund. The layout of this apartment is highly appealing. It has two balconies (14m² and 7m²), two separate bedrooms, a separate toilet, two meals areas and floor to ceiling windows on both sides. Being north facing, this double exposure means the property is flooded with all day sun, has cross-ventilation in Summer and the spacious 84m² of internal living is well appointed incorporating natural timber floors and kitchen benches. In addition, Percival Court is one of only a few established Kingston complexes that have individual lock-up garages along with several visitor parking bays. In summary:

- Solid 1990's construction (tried and tested) with no modern impediments like flammable cladding, structural rectification works etc
- Progressive body corporate affording the new owner to capitalise on the soon to be commenced rejuvenation project
- Spacious and flooded with natural light
- Fantastic location, walking distance to Kingston Shops, the Kingston Foreshore, Parliamentary Triangle and Lake Burleigh Griffin
- Close to public transport
- Highly appealing interior design
- Timber flooring and benches
- Reverse-cycle heating and cooling
- Lockup electric garage with remote
- Ideal for an owner occupier (quality lifestyle) or property investor (high rental returns).

Figure Summary (all approx.):

- Body corporate: \$1384 p.q.
- General rates: \$653 p.q.
- Water and sewage: \$185 p.q.