

19/19 Howitt Street, Kingston, ACT 2604

Apartment For Sale

Saturday, 24 February 2024

19/19 Howitt Street, Kingston, ACT 2604

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 84 m2

Type: Apartment



Tyran Murphy
0428036790

\$735,000

Situated on one of Kingston's most desirable streets, this apartment has been fully renovated and features a contemporary finish. The apartment offers a large 84m² internal floorplan, with the renovations creating a spacious open plan design for the apartment. This allows for great cross ventilation throughout and strong natural light deep into the apartment from the large north facing windows. The large living room opens up to the front courtyard, which offers terrific privacy thanks to the brick surrounds. The kitchen renovation has certainly refreshed the space, creating a sleeker finish throughout – while also creating more storage options and extended bench space. The extra wide drawers and suspended cupboards both allow for a more functional design. A neat feature is the chalk board wall finish conveniently located next to the fridge space. Quality stainless steel appliances have been installed, including an integrated wine fridge. Running off the kitchen is the rear courtyard that is ideal for plants or small table setting. The bathroom has been redesigned and is incredibly functional, offering a modern and stylish finish throughout. Tiled floor to ceiling with quality white matte tiles, these combine seamlessly with the paver style floor tiles. A standout feature of this space is the pivoting frameless shower screen and waterfall shower head. This allows for the shower screen folded away when not in use, opening up the interior, creating more functional and versatile space. Other features include the large, mirrored shaving cabinets above the extended floating vanity, as well as the recessed shelf in the shower. The laundry includes a separate sink and a sizeable bench for additional storage or folding clothes. Both bedrooms are well sized and include ceiling fans for additional comfort, as well as large floor to ceiling windows looking out onto each courtyard. The rooms also both come fitted with mirrored built in robes with updated storage solutions inside. Howitt Street is one of Kingston's most popular locations, with its established trees creating a great amount of charm and character. Lifestyle-wise, you couldn't ask for more than the popular old 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. The property is nearby a number of business precincts, including the Parliamentary Triangle. For those with schooling in mind, the apartment is close to Canberra Grammar School and St Edmund's College, and is within the public-school zones of Telopea Park School and Narrabundah College. Features: Single lock up garage Ceiling fans in both bedrooms New split system A/C for heating and cooling. Gas heater installed with option to reconnect the gas connection. Integrated Wine Fridge in kitchen Built in robes in both bedrooms Visitor parking on complex grounds Separate toilet with water saving basin Two private courtyard, both offering ample space Renovated kitchen with new oven, and cooktop Gallery style ceiling spotlights, can be positioned to highlight artwork Fully renovated bathroom with pivoting shower screen to maximise space Figures: Rates \$639pq Land Tax \$828pq (if not primary place of residence) Body Corp \$1,382pq Internal Size 84m² Front Courtyard 23m² Rear Courtyard 15m² Total 122m² EER 3.5 Stars