

2/14 Currie Crescent, Kingston, ACT 2604

maloneys

Sold Townhouse

Monday, 14 August 2023

2/14 Currie Crescent, Kingston, ACT 2604

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse

\$1,360,000

'Currie Crescent', in the tightly held Telopea Park precinct, offers all the convenience of inner-south living, blended seamlessly with relaxed lifestyle opportunities afforded to you by the abundant parkland, recreational activities, lakeside walking and cycling trails and proximity to the Parliamentary Triangle. The Kingston Organic Community Garden also lies at your doorstep. The tri-level design of this unique home offers flexibility, style and convenience. Secure parking is complemented by an enormous basement/library/office space on the lower level, kitchen and living spaces on the ground floor and bedroom accommodation upstairs. The home is punctuated by natural light and quality fixtures abound, as well as clever additions throughout which integrate design, practicality and liveability. The gourmand's kitchen includes an induction cook-top, pyrolytic oven, twin-drawer dishwasher, soft-close drawers, stone bench-tops, and a striking feature splash-back; cleverly integrated with bench seating that is positioned to take advantage of the delightful balcony outlook. Open plan living provides integration between indoor and outdoor entertaining options, with the expansive dining and lounge areas opening directly to a balcony and courtyard area. Established trees and northerly light creates a backdrop that inspires visions of all-season living between the cleverly thought-out design. Upstairs, the Master Suite features a beautiful treetop outlook and is complemented by a stylish en-suite and good-sized built in robe. The additional two bedrooms also include built-in robes and shared access to the Main Bathroom; featuring an integrated European-style laundry, spa bath and separate WC. There is also a separate Powder Room on the Ground Floor level that adds to your convenience. The basement level provides additional living space that adds to the functionality and appeal of this home, whether it be your private library, home office, games room, teenagers retreat or set it up for additional drop-in guests. Your imagination is the only limit to the possibilities that this functional space can add to your comfort and convenience. Abundant storage throughout the home, a double lock-up garage with internal access and an array of thoughtful features abound. With Telopea Park, Manuka Oval and the foreshore precinct just a short stroll away and the vibrancy of Kingston Village and Foreshore precinct surrounding this wonderful property, this is the perfect place to immerse yourself in a lifestyle that many desire but few enjoy.

Property Highlights:- 3-bedroom, 2-bathroom tri-level Townhouse- Entertainer's kitchen with induction cooktop, pyrolytic oven, integrated bench seating and soft close drawers- Main bedroom with garden views, BIRs, split system R/C air-conditioning and generous ensuite- 2 additional bedrooms both have BIRs- Spacious main bathroom with spa, European laundry and separate toilet to top floor- Ceiling fans, gas bayonets in kitchen, lounge, and rumpus room- Heated floors in main bathroom, kitchen, and rumpus room- Powder room on Lower Level- Private Overlooking courtyard area with northerly sun- Spacious Lower Level Rumpus//home office - Abundant storage throughout-Double lock up garage with internal access

Property Details: Year built: 1981 EER 4 House size: 179.07 m² Upper Level: 69.99 Mid Level 69.99 Rumpus 39.0m² Garage: 39.08m² Body Corporate Fees: \$2,178.00 per quarter Fixed Tenancy Until : 23/11/2023 paying \$1000.00 per week Rates: \$1006.00 per quarter Land Tax: \$1311.40 per quarter

Disclaimer: While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities in regards to any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.