

2/29 Cunningham Street, Kingston, ACT 2604

Sold Apartment

Friday, 20 October 2023



2/29 Cunningham Street, Kingston, ACT 2604

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 117 m2

Type: Apartment



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\$840,000

Perfectly positioned in the heart of Canberra's Inner South, this spacious and very appealing ground-floor apartment offers a wonderful opportunity to acquire an outstanding lifestyle property to enjoy for many years to come. This super convenient central location provides unsurpassed convenience to the fabulous selection of Inner South restaurants/cafes/boutiques, Fyshwick Markets, Kingston Foreshore/Lake Burley Griffin and surrounding parks, as well as the employment hubs of the Parliamentary Triangle, Deakin, Woden Town Centre, Russell offices, Canberra airport and the City. The spacious open-plan living area provides the perfect place to both relax and entertain. The generous proportions and sense of space offer tremendous flexibility for modern day living with numerous options for the placement of both living and dining room furniture to suit individual needs. Another enticing feature is the pleasing northerly aspect with almost seamless transition from indoor to outdoor living through the large glass door/windows to the alfresco area and leafy courtyard. The sunny courtyard is perfect for those with pets (subject to body corporate approval) and the alfresco area provides a lovely private covered area to relax and/or entertain. The centrally located kitchen offers plenty of cupboard and bench space, as well as boasting stone bench tops, and quality Smeg/Westinghouse appliances including a dishwasher and an integrated microwave oven. You will love the huge segregated master bedroom which can easily accommodate a king-size bed (and more) and the lovely aspect looking to the leafy courtyard. The stylish ensuite is also spacious and boasts dual vanity basins, plus under tile heating for those cooler months. The large walk-in wardrobe provides plenty of shelving and hanging space. Bedroom two is also extremely generous in size and can accommodate a king-size bed plus additional bedroom furniture. It also features plenty of built-in wardrobe space. The internal study/third bedroom has the functionality of a full bedroom and also has a built-in wardrobe. The stylish main bathroom is beautifully equipped with under tile heating, dual vanity basins, a bath and separate shower. There is a separate toilet as well. Additional features of the property include a European style laundry, reverse-cycle air-conditioning for year-round comfort, video intercom, an allocated basement carparking space and generous sized storage locker. This sought-after lifestyle apartment presents as a perfect opportunity to first/second home buyers, those looking to downsize from a larger home and seeking a manageable outdoor/garden area; or as an astute investment opportunity. 'Verity' is a well-maintained boutique complex of only 11 apartments. In summary, the features of this sought-after property include: . Spacious single-level ground floor garden apartment. Stylish kitchen with plenty of cupboard and bench space. Segregated main bedroom with stylish ensuite and built-in wardrobe. Extra large second bedroom with built-in wardrobe. Study/third bedroom option with built-in wardrobe. Sought-after northerly aspect. Covered alfresco area in private courtyard. Under tile heating in main bathroom and ensuite . Intercom access to building. Allocated basement carparking space and storage. Lift access to basement. Magnetite double glazing on all glass windows/doors . New LED lighting throughout . Complex courtyard to enjoy. Minutes from Kingston/Manuka shops, Kingston Foreshore, parks and public transport Living: 117m² (approx) Courtyard: 50m² (approx) Body corporate: \$956.25 per quarter (approx) Rates: \$551.23 per quarter (approx) Land Tax: \$728.05 per quarter (approx) if not principal place of residence Built: 2005 EER: 6 Stars Disclaimer: All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries and satisfy themselves in all respects.