

216/34 Eyre Street, Kingston, ACT 2604

independent
PROPERTY GROUP

Apartment For Sale

Thursday, 14 December 2023

216/34 Eyre Street, Kingston, ACT 2604

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 65 m2

Type: Apartment



Nicholas Jacob
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Offers Over \$549,000

This superb 1-bedroom apartment in the popular Atria development offers the perfect blend of amenity and modern living with the suburban charm of its historic Kingston Village location. Atria heralds the reinvention of one of Canberra's oldest and most respected precincts, with the perfect blend of amenity, modern living and suburban charm. The ground floor piazza delivers cafes, restaurants, boutique retail stores and a Supabarn Farmers Market - providing your daily fresh fruit and vegetables, gourmet deli selections, seafood, bakery and BYO needs, all within the convenience of a local shopfront. The spacious open plan living and dining area features engineered timber flooring throughout as well as ducted heating/cooling & is overlooked by the striking interior designed kitchen. Equipped with an integrated Bosch refrigerator, dishwasher, oven and cooktop as well as a built-in microwave the space has everything you need for a home chef. Rounding out the quality finishes are the 20mm stone benchtops, tap with pull out spray and 2 Pack Polyurethane cabinetry. The bedroom is generous in size with stunning floor-to-ceiling double glazed sliding doors, mirrored built-in wardrobes and views over the complex mezzanine gardens. The lavish bathroom feature eye catching floor to ceiling tiles, a semi frameless shower and stone top vanity with mirrored medicine cabinet finished with fittings from leading brands such as Dorf, Parisi and Caroma. Atria's striking contemporary design incorporates brick facades, raw materials, and utilitarian lines to complement the natural and urban environment of the surrounding area. Named for its vast central open-air atrium, Atria provides a central and private residents-only space and a tranquil transition to your home. This private sanctuary features cross-ventilation to apartments that face onto this space, a rare and priceless opportunity in apartment living.

Features:- Located in popular Atria development- Quality kitchen with Bosch appliances including integrated fridge- 20mm stone benchtops - Timber flooring throughout the living area and kitchen- Double-glazed windows and sliding doors- Ducted heating and cooling - Mirrored built in robes in main bedroom - Full height tiling in bathroom- Mirrored medicine cabinets and floating vanity with drawers - Entry laundry room with cupboard space- Storage cage- Central landscaped open-air atrium- Located in the heart of the Kingston Green Square Village

Figures:- 65m² of internal living- 12m² balcony- Strata levies: \$2,600 p.a approx- Rates: \$1,850 p.a approx- Land Tax (investors only): \$2,200 p.a approx