

**22/58 Wentworth Avenue, Kingston, ACT 2604**



**Sold Apartment**

Monday, 14 August 2023

22/58 Wentworth Avenue, Kingston, ACT 2604

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 182 m2**

**Type: Apartment**

**\$1,575,000**

The luxury of a home, coupled with the convenience of an apartment; and styled akin to the pages of Vogue Living for your ultimate dream lifestyle! This gorgeous penthouse apartment, located on the top floor of the boutique "Aspect" complex spares nothing and offers all; including plush carpeting in each of the three king-sized bedrooms, floating timber floors in the living areas and hallway, and a separate study. The spacious, light-filled living areas are complemented by a wrap-around balcony, encompassing a northerly and westerly aspect; the latter being fitted with retractable awnings to minimise glare from the setting sun. Yours to enjoy - letting in light when you want it or screening for privacy for those cosy at-home moments you deserve. From heralding in the new day with ample sunlight for your early morning coffee, to enjoying the freedom and luxury of open plan living at its best, you won't be disappointed with this unique home. The designer kitchen is superb and will delight the most discriminating cook or would-be chef: Caesarstone benchtops, glass splash backs, stainless steel appliances (including a Miele oven, 5-burner Miele gas cooktop, built-in rangehood (with extractor fan), and a built-in dishwasher adorn this idyllic environment in which you may easily satisfy your dinner party splendour or whip-up a quick Sunday brunch with pleasure and ease. Attention to detail in the build of this unique home has been paramount, especially noting this apartment is the complex-builders own home. In addition to ample and convenient storage, integrated throughout the home to ensure best use of practical space, this apartment has also been fitted with special noise reduction materials to ensure privacy throughout. Your every need has been catered for and key features include secure lift access, ducted reverse-cycle air conditioning, a full-size bath and separate shower in the main bathroom, en-suite to the main bedroom and custom walk-in robe, separate laundry, lockable storage, secure parking for two vehicles and access to the beautifully landscaped internal gardens. This home is a casual stroll to Kingston Village and the Bus Depot Markets. The Kingston Foreshore precinct, with its premier walking and cycling trails, parklands and sporting facilities also beckon on your doorstep and many of Canberra's premier Blue Ribbon Schools are also within easy reach of this convenient and popular inner-south location. A short walk also lands you in the Parliamentary Triangle - ensuring that this wonderful home fits all your work, living and relaxation needs. Viewing via private appointment, please ring or email to make a time. Property Highlights: - North & Westerly facing, stylish, penthouse three-bedroom en-suite apartment plus separate study - Secure building with lift access - Spacious sun-filled living areas - Miele appliances - Designer kitchen, Caesarstone bench tops, stainless steel oven, rangehood, Miele 5-burner gas cooktop and a separate Oven - ducted reverse-cycle air conditioning - Large, tiled balcony with north-westerly aspect - Separate Laundry - Secure parking for two cars with storage - Attractive complex with beautiful internal landscaping - Stroll to Kingston Village, Kingston Foreshore, Bus Depot Markets, Lake Burley Griffin Canberra Railway Station and the Parliamentary Triangle

Important Numbers: Apartment size 182m<sup>2</sup> plus balcony 65m<sup>2</sup> EER 6 Top Floor Number in Complex 23 Year Built: 2005 Body Corporate Fees \$3,880.37 per quarter Rates \$3,192.72 per year (2022) Water \$175.56 per year (2022) Land Tax \$1,051.36 per year (2022) Rental Appraisal \$1,000.00 per week

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