

223/82 Wentworth Avenue, Kingston, ACT 2604



Apartment For Sale

Sunday, 10 December 2023

223/82 Wentworth Avenue, Kingston, ACT 2604

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 84 m2

Type: Apartment



Justin Ingram
0431116399



Jess Kercher

\$730,000+

Situated within the ideally located 82W development, this exquisite apartment is presently unoccupied and available for either leasing or immediate occupancy. It's an ideal choice for discerning investors or those seeking a pristine living environment right on the fringes of the vibrant Kingston foreshore area. The 82W development, masterfully crafted by one of Canberra's foremost high-density builders, Bloc, boasts exceptional quality fixtures and finishes throughout the apartment and common areas. Apartment 223 is positioned on level two and boasts a spacious covered balcony that overlooks the inner courtyard of the complex. The well thought out floor plan offers two bedrooms strategically placed on opposite sides of the open plan living area to ensure a desirable level of separation. Important features:- Open plan living - Main bedroom with ensuite - Split system air conditioner - AEG appliances - Stone benchtops - Floor to ceiling tiles in bathroom and ensuite - Separate laundry with clothes dryer included - One allocated car space - Storage cage Important Numbers:- Internal living: 84 sqm - External living: 9 sqm balcony- Total: 93 sqm - EER: 6.0 Stars - Rates: \$460 pq approx. - Land tax: \$562 pq approx. - B/Corp: \$1470 pq approx. - Rental estimate: \$680 - \$700 pw Disclaimer: The information contained herein is gathered from sources considered to be reliable, however MRKT Property accepts no responsibility for inaccuracies. All interested parties must solely rely on their own enquiries, inspections and confirm all information provided.