

236/34 Eyre Street, Kingston, ACT 2604



Apartment For Sale

Thursday, 18 January 2024

236/34 Eyre Street, Kingston, ACT 2604

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 67 m2

Type: Apartment



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Offers over \$525,000

Nothing else for sale right now compares to this, it's a must see. A truly unique property, it's often sought and seldom found where an apartment offers a quiet location in a building away from any pub noise at night, yet across the road from Kingston. Live within the action and convenience, but not compromise on a quiet home. Atria houses the flagship Supabarn supermarket and numerous specialty shops with Green Square cafes, pubs and restaurants across the road. Whilst so close to the action, did I mention this unit is in a location away from the ambient noise, perfection! Compared to the Kingston Foreshore which has echo noise from the pubs at night and howling winds by day... comparatively if you want to enjoy your days in the Inner South, every day, with serenity in a peaceful treetop setting, then this is the apartment for you. Live amongst all the convenience without needing to live on top of it! Bespoke kitchen with integrated fridge/freezer, dishwasher and microwave, built in wardrobes, timber flooring, stone benches and tiling throughout, full width balcony with bedroom and living room access, it really doesn't get any better than this! This property combines it all for great liveability and an easy lock up and leave lifestyle. Set in a location with many conveniences, simply move in and enjoy! Figures (approx): - Living: 53sqm - Balcony: 14sqm - Strata including sinking fund: \$2,389pa (YES, it really is this cheap!) - EER: 6 Features: - Not looking into other apartment windows - Ducted reverse cycle heating and cooling - Stone benchtops, vanities, and tiling - Bosch kitchen appliances - Integrated fridge/freezer, dishwasher and microwave - Combination washer and condenser dryer - Sheers and roller blinds - Gorgeous full-length windows throughout - Open plan living design - Allocated basement carpark space - Dedicated motorcycle parking Location according to Google Maps: - In the heart of 'Old Kingston' - Supabarn supermarket in the Atria building - 1 min walk - 50m to CrossFit 2600 - 1 min walk - 80m to Green Square cafes, restaurants and pubs - 2 min walk - 200m to HIIT Republic gym and Club Lime gym - 2 min walk - 200m to the best woodfired pizza in town - Pizza Arte - 7 min walk - 600m to Kingston Foreshore cafes, restaurants and pubs - 10 min walk - 800m to Manuka Pool and Manuka Oval - 1.1km to Manuka Shops, cafes, restaurants - 1.1km to Telopea Park School - 2km - 4 min drive to Barton Government Departments - 3km - 5 min drive to Parliament House - 7.5km - 9 min drive to Canberra Airport