

23A/43-51 Giles Street, Kingston, ACT 2604

PURNELL
SINCE 1987

Sold Apartment

Monday, 14 August 2023

23A/43-51 Giles Street, Kingston, ACT 2604

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 97 m2

Type: Apartment



Sam Werry

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\$635,000

Presenting a delightful 2-bedroom apartment that encapsulates the essence of a convenient and vibrant lifestyle. Prepare to be captivated by this charming 'Wentworth Court' abode that offers the perfect blend of comfort and style. Step inside and be greeted by a light-filled living space that exudes warmth. The open-plan layout seamlessly connects the living, dining, and kitchen areas, creating a perfect setting for both relaxation and entertaining. Both bedrooms are generously sized, offering a nice area for rest and relaxation. Wake up to the morning sun filtering through large windows and enjoy a cup of coffee on either one of the two private balconies, soaking in the atmosphere. The apartment also features a bathroom with separate powder room, adding a touch of luxury to your everyday routine. Additionally, ample car space with 2 allocated spaces ensures a hassle-free living environment. Situated in the desirable suburb of Kingston, this apartment offers the best of Inner South living right at your doorstep. Indulge in the vibrant café culture, where you can dine on a delicious brunch or meet friends for a cup of coffee. Explore the nearby boutique shops, galleries, and bustling markets, which add a vibrant touch to the neighbourhood's unique charm. For nature enthusiasts, picturesque Lake Burley Griffin is just a short stroll away, providing a tranquil escape for walks, picnics, or leisurely bike rides along its scenic shores. The apartment's proximity to public transportation and major road networks ensures effortless commuting and easy access to the city centre, government offices, and Canberra's renowned cultural and entertainment precincts. Don't miss this opportunity to secure your own piece of charm in Kingston. Whether you're a first-time buyer, a downsizer, or an astute investor, this 2-bedroom apartment offers an idyllic lifestyle in one of Canberra's most sought-after locations. Features:

- Attractive Kingston location
- 2 bedrooms - both built-in wardrobes
- Open plan lounge and dining
- Welcoming kitchen with built-in pantry
- Multiple large balconies
- Bathroom with shower and bath plus separate powder room
- Secure undercover parking with remote access, plus additional above ground car park

Figure Summary (all approx.):

- Built: 1991
- General rates: \$460.46 (p.q)
- Body Corporate: \$1305.11 (p.q)
- Land Tax (if let): \$587.58 (p.q)