

**24A/43-51 Giles Street, Kingston, ACT 2604**

LUTON

**Apartment For Sale**

Friday, 3 May 2024

24A/43-51 Giles Street, Kingston, ACT 2604

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Apartment**



Kate Yates

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**\$680,000**

Tastefully renovated and centrally positioned in 'old' Kingston, this two-bedroom, one-bathroom, top-floor apartment in the boutique 'Wentworth Court' complex is a delightful offering to the market. With Australian Blackbutt timber flooring and double glazing throughout, the light-filled living area depicts a quiet, autumnal treescape vista, whilst the quality kitchen and bathroom renovations offer contemporary style. Appointed with both front and back balconies, two car spaces and only a short walk to the vibrant and refurbished Kingston shops and the Kingston Foreshore precinct, you will be immediately impressed by all that is on offer.

**Features:**

- Light, airy and spacious open-plan kitchen/dining/living with quality engineered Australian Blackbutt timber flooring and double glazing throughout
- Kitchen has been fully renovated with island bench, stone benchtops, pendant lighting, built-in microwave space, white dishwasher, extra large double sink, timber veneer cabinetry, soft-close drawers, all electric appliances, pantry and extra storage cupboards
- Lounge/dining with vertical blinds, extra side window, wall mounted reverse-cycle air-conditioning unit, sliding double glazed glass and screen door to front tiled balcony with a leafy view
- Updated, spacious bathroom with modern vanity with timber bench top, feature wall tiling, bath, separate shower, and glass block privacy window allowing light to flood in
- Separate powder room with feature wall tiling, skylight and modern vanity with timber bench top
- Separate laundry with hot water system, wash tub and wall mounted dryer
- Generously sized master and second bedroom with vertical blinds, well-designed built-in wardrobes, sliding double glazed security glass and screen sliding doors to both bedrooms with private views across to the Canberra Glassworks.
- Double glazed and screen sliding doors to back tiled balcony.
- Solid double brick walls on all sides so you never hear the neighbors.
- One basement car space and one external car space
- Easy walk to refurbished Kingston shops, Lake Burley Griffin, and the Kingston Foreshore, public transport, local parks, Telopea Park School, Manuka Oval and Manuka Pool
- Short drive to the Parliamentary Triangle, City Centre

**Other Features:**

- Strata fees: \$1,552 p.q. (approx.)
- Rates: \$1317 p.q. (approx.)
- Land Tax (If rented out): \$1,667 p.q. (approx.)
- Wentworth Court built in: 1991
- Apartment size: Internal: 77m<sup>2</sup>; Front balcony: 11m<sup>2</sup>; Back balcony: 11m<sup>2</sup>
- EER: 4.5