

# 29/10 Burke Crescent, Kingston, ACT 2604

## Sold Apartment

Monday, 23 October 2023

29/10 Burke Crescent, Kingston, ACT 2604

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Tyran Murphy  
0428036790

**\$535,000**

The leafy outlook is simply calming and creates a great environment for the whole apartment. Situated in the popular SOHO complex, you have an opportunity to purchase an outstanding one-bedroom apartment. The loft design is elevated by the floor-to-ceiling windows that offer additional natural light through to the bedroom and living space. The living area looks out onto an abundance of greenery thanks to the established trees. The apartment features quality European appliances and stone benchtops. Hybrid flooring is installed throughout the downstairs living area, with carpet through the upper part of the apartment. The segregation of the loft design allows for your bedroom to be on the top floor, while looking out onto the established trees. Lifestyle-wise, you couldn't ask for more than the popular old Kingston precinct just at your doorstep. It has some of the best cafes, renowned restaurants, and boutique grocers in Canberra, including Gelato Messina, Supabarn, Penny University, OTIS Dining Hall, Pomegranate, Caribou Bar, and more. There is also a selection of gyms and yoga studios to choose from. The property is near a number of business precincts, including the Parliamentary Triangle. For those with schooling in mind, the apartment is close to Canberra Grammar School, and within the public school zones of Telopea Park School and Narrabundah College. This is a fantastic opportunity to purchase a quality property in a superb location. Astute Investors can also be confident that properties like this one always appeal to prospective renters.

Features:- Freshly painted- Ceiling fan installed in bedroom - Miele appliances - Loft apartment with extra high ceilings - Downstairs powder room for guests - Floor to ceilings windows - Allocated car space and storage - Elevator access - European Laundry - Hybrid flooring downstairs - Split system A/C

Figures Rates: \$501pq Land Tax: \$629pq Body Corp: \$1,468pq Living: 69m<sup>2</sup> (45m<sup>2</sup> downstairs, 24m<sup>2</sup> upstairs) Balcony: 11m<sup>2</sup> EER: 6.0