

**29/12 Howitt Street, Kingston, ACT 2604**

LUTON

**Sold Apartment**

Friday, 1 March 2024

29/12 Howitt Street, Kingston, ACT 2604

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Apartment**



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## Contact agent

Nestled on leafy Howitt street, only moments to bustling Old Kingston and incredible opportunity to purchase a unique apartment. A very spacious two-bedroom apartment spanning over 100m<sup>2</sup> approx of internal living with two living spaces and 5 outdoor terraces covering 97m<sup>2</sup> approx. The multiple surrounding terraces, allow for access from all living spaces providing lots of cross ventilation and light-filled living with a north-easterly aspect. A modern kitchen with granite bench tops, electric cooking and dishwasher and separate laundry connect to the dining area and open to two balconies. The large living space opens to an additional two terraces. Both bedrooms have a built-in robe and the bathroom has a separate toilet. Completed with a double lock up garage - a unique and one of a kind offering in a very sought after location. Features 103m<sup>2</sup> approx internal living 97.2m<sup>2</sup> approx outdoor living over 5 terraces North easterly aspect Leafy outlook to the Pin oak trees Light-filled living Dining room off kitchen with access to three terraces Kitchen with granite bench tops, electric cooking and dishwasher Laundry Large living space with access to two terraces Bedroom one and two with built-in-ropes Main bathroom with separate toilet Three Reverse cycle unit Top floor location Double lock up garage with automatic door Walk to old Kingston shops with Supabarn, Messina and many cafes and services within 500m Walk to Kingston Foreshore and Lake Burley Griffin Rear terraces recently waterproofed and tiled EER: 2 Land Rates: \$680 P/Q approx Body corporate: \$1,586 P/Q approx (including sinking fund) Living area: 103m<sup>2</sup> approx Outdoor area: 97.2m<sup>2</sup> approx