

29/16 Eyre Street, Kingston, ACT 2604

Francis

Apartment For Sale

Friday, 27 October 2023

29/16 Eyre Street, Kingston, ACT 2604

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 53 m2

Type: Apartment



Jeremy Francis

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Inviting offers over \$460,000

Whether you are a first home buyer looking for an affordable property in a great location or an investor after a low risk property with solid returns, this charming double brick dwelling could be for you. Kingston Terrace features a tennis court, swimming pool, spa bath and 2 recreational barbecue areas, a car wash area as well as a play area for small children set amongst established trees providing shade. Over time upgrades to the building include restricting access to the car park, intercoms on entry foyers, recarpeting common areas and inclusion of CCTV security monitoring. Griffith contains the Manuka Shopping Centre, one of the earliest shopping areas built in Canberra. Noted buildings in the suburb include St Paul's Anglican Church. Griffith, sized at approximately 3 km², is one of Canberra's oldest suburbs, with several of its streets designed according to Walter Burley Griffin's original designs for Canberra. The suburb has 20 parks covering nearly 12% of the total area. Griffith was gazetted in 1926 and is named after Sir Samuel Griffith, who was chosen in 1903 as the first Chief Justice of the High Court of Australia and retained his position until retirement in 1919. Streets in Griffith are named after explorers and includes several areas that are listed by the ACT Heritage Council.

General features:

- North East facing
- Overlooks swimming pool
- 53m² living
- Wall mount RCAC
- Blockout curtains to living
- Carpeted living areas
- Large bedroom
- Mirrored wardrobe

Kitchen features:

- Kitchen skylight
- SMEG Electric oven
- 4 zone cooktop
- Recirculating rangehood
- SMEG Stainless steel dishwasher
- Lots of cupboards and drawers

Bathroom / Laundry features:

- Quite large bathroom
- Spa bath with shower over
- Bathroom skylight
- Large mirror
- Wall mount 4.5kg dryer

Rental potential:

- Currently rented at \$455 per week

Outgoings:

- Body Corporate \$5,703.20 (annual, 2023)
- Rates \$2,680.01 (annual, 2023)
- Land Tax \$3,356.28 (annual, 2023, only if rented)
- Water and Sewerage \$175.56 / quarter (2023)