

29/47 Kennedy Street, Kingston, ACT 2604

PURNELL
SINCE 1987

Apartment For Sale

Friday, 12 April 2024

29/47 Kennedy Street, Kingston, ACT 2604

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Nick Purnell
0262952011

\$615,000+

Ideally situated on Kennedy Street in Kingston, this spacious two-bedroom apartment offers easy access to an array of local cafes, restaurants, and bars, placing you right in the midst of vibrant activity. Additionally, a brief stroll away are Lake Burley Griffin, the Kingston Foreshore, and the Parliamentary Triangle, ensuring you'll have access to the finest amenities right at your fingertips. This residence seamlessly combines classic brick construction with contemporary finishes typically found in newer units, providing you with modern comforts alongside the enduring quality of older building materials. The sturdy brick construction ensures excellent thermal and noise insulation, while the presence of windows on both sides fills the space with abundant natural light, unlike many newer apartments. During the summer months, the sliding doors leading to two spacious balconies facilitate excellent cross ventilation, enhancing your comfort. Upon entering, you'll be impressed by the generous proportions of the apartment, which boasts distinct living and dining areas without sacrificing space in either. This layout affords the flexibility of having two dining areas or a sizable living space. Whether you're an owner-occupier or an investor seeking a prime property in the Inner South, this offering is sure to meet your needs with its desirable features and location.

Features:- Fantastic Inner South location- North-east aspect and flooded with light- Spacious layout with bedroom separation- Freshly painted for sale- Great for an owner occupier or investor

Past Sales: 4/12/2023 54/47 Kennedy Street \$625,000 23/10/2023 31/47 Kennedy Street \$607,000 06/03/2023 7/47 Kennedy Street \$612,500 18/10/2022 30/47 Kennedy Street \$610,000

Figure Summary (All approx.): - 87m² internally + 14m² on one balcony & 18m² on the other - Body corporate: \$705 p.q. - General rates: \$642 p.q. - Water and sewage: \$185 p.q. - Land tax (if let): \$809 p.q.