

3/31 Giles Street, Kingston, ACT 2604

Sold Apartment

Thursday, 10 August 2023

3/31 Giles Street, Kingston, ACT 2604

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



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\$790,000

Located in 'The York' which is a low-rise boutique building of only 16 units on one of the main Streets in Kingston, this excellent dual key investment opportunity is not to be overlooked. It's right next door to the Kingston Shops and similarly accessible to local schools and transport routes. It is also a pleasant and easy stroll to the foreshore of Lake Burley Griffin where you can enjoy many different eateries. If you work in the Parliamentary Triangle then it's a short walk or ride and you can leave your car at home. The dual key apartment is situated on the ground floor and boasts lovely leafy views over the landscaped gardens that the 'York' has to offer. With large windows capturing lots of light whilst featuring beautiful plantation shutters. Enjoy reverse cycle air-conditioning to keep you comfortable all year round. The spacious one bedroom unit has been updated with modern kitchen appliances, a trendy, subway tile splashback in the kitchen as well as brand new flooring throughout. The properties will appeal to an investor looking for ultimate returns. The apartments will suit a busy executive or couple wanting to be close to Canberra's best restaurants, bars & shops. Both properties are currently vacant so you could live in one apartment and rent the other to supplement your mortgage payments. The one bedroom should rent for \$450 per week and the studio for \$400 per week bring a gross return of \$850 per week across both properties. Summary:- Dual key investment opportunity- Plantation shutters featured in the living and bedroom- Upgraded kitchen appliances and splashback- One bedroom apartment & studio apartment included on one title- Conveniently situated just across from the Kingston Shops- 106m² of living space Figure summary (all approx.):- Body corporate: \$1018p.q- General rates: \$717p.q- Water & sewerage: \$170p.q- Land tax (if let): \$931p.q- Built in 1996