

3/31 Howitt Street, Kingston, ACT 2604

Sold Apartment

Monday, 14 August 2023

3/31 Howitt Street, Kingston, ACT 2604

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Nick Purnell
0262952011



Sam Werry
0478959121

\$845,000

Set amongst the trees on arguably Canberra's prettiest street this two bedroom two level apartment has more of a townhouse feel than a unit. Located in one of Kingston's most desired complex's, 'Oaksquare' is a tightly held development of predominantly owner occupiers and made up of a mixture of large two and three bedroom properties. It is just a few minutes' walk to both the Kingston shops, the Kingston Foreshore, Lake Burley Griffin and the Parliamentary Triangle. This ensures that you have a plethora of restaurants, cafes, parks and the renowned Supabarn supermarket all at your doorstep. Upon entry you are greeted by a spacious living and dining area that is flooded with afternoon sun and flows directly onto the courtyard on Howitt Street. The courtyard is the perfect place to enjoy a morning coffee or afternoon wine in the sun, entertain with friends or utilise the gate if you want to take the dog for a walk. The kitchen has been recently remodelled and features stone waterfall benches, double sided storage, Italian floor tiles and a butler's pantry to match. Upstairs there are two generously sized bedrooms, the master of which has a walk in robe and the second has built in robes. The master has its own ensuite and both bedrooms have floor to ceiling windows that frame the stunning Pinoak Trees. The trees are deciduous and therefore provide shade in the summer, sun in the winter and beautiful colours in autumn. This separation of the bedrooms to the living space gives the property an expansive feel, whilst providing the bedrooms with privacy from the living space. The property will be ideal for owner occupiers looking to secure a unique offering that is architecturally striking, well laid out and even better located for investors looking to secure a Blue Chip investment.

Features:

- Sought after Kingston development
- Located between Kingston Shops and Kingston Foreshore
- Situated on tree lined Howitt Street
- Architecturally unique building
- Developed and built by highly regarded CapCorp Group
- Stunning central common gardens with fountain
- Repainted in 2020
- Renovated kitchen
- Reverse cycle heating & cooling (8kg system)
- Plantation shutters throughout – installed 2020

Figure Summary (all approx.)

- Built: 2003
- Internal size 111m² + 16m² of courtyard
- Body corporate: \$1,858 (p.q)
- General Rates: \$475 (p.q)
- Water & Sewerage: 175.00 (p.q)