

**30/34 Gosse Street, Kingston, ACT 2604**

**PURNELL**  
SINCE 1987

**Apartment For Sale**

Thursday, 6 June 2024

30/34 Gosse Street, Kingston, ACT 2604

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Nick Purnell  
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Sam Glyde  
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**\$619,000+**

Nestled strategically between Old Kingston and The Foreshore, this sunny two-bedroom apartment offers an excellent chance to acquire a tailor-made investment property or a comfortable owner-occupied residence. It's position means you will be walking distance to some of Canberra's best restaurants, Lake Burley Griffin, the Parliamentary Triangle if you work locally and Manuka. Hosting guests is effortless in the open-plan kitchen, dining, and living area, leading to a sun-drenched balcony overlooking the picturesque tennis court within the complex. The modern kitchen, equipped with stainless steel appliances, serves as the heart of the home, separating the living areas from the sleeping quarters. A spacious renovated master bathroom includes a separate bath and shower and discreetly houses the European-style laundry complete with a washing machine and dryer. Both bedrooms offer ample storage with floor-to-ceiling built-in robes, with views extending to Giles Street, while the master bedroom boasts a fully renovated ensuite. Abundant storage in the kitchen and throughout the residence is complemented by a sizable lock-up storage cage in the secure underground car park, ideal for storing bulkier items and facilitating a true lock-and-leave lifestyle. Don't miss this exceptional opportunity to acquire a well-rounded home or investment property with all the amenities of the Inner South at your doorstep. Features:- Located just a short walk from Kingston Shops and moments to the Foreshore- Walk or ride to the Parliamentary Triangle or CBD- Situated on quiet Gosse Street - Secure car space with storage cage- Large bedrooms with storage- Tennis court - Secure intercom access

Figure Summary (all approx.): - 76m<sup>2</sup> internally + 7m<sup>2</sup> of balcony - Built 1995 - Body corporate: \$1,253 p.q. - General rates: \$642 p.q. - Water and sewage: \$185 p.q.