

**30/9 Leichhardt Street, Kingston, ACT 2604**

**PURNELL**  
SINCE 1987

**Sold Other**

Friday, 25 August 2023

30/9 Leichhardt Street, Kingston, ACT 2604

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Other**



Nick Purnell  
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Sam Werry  
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**\$870,000**

Perched high on the corner of the prestigious 'The Kingston' development, number 30 is a truly unique property that offers high quality finishes, an oversized outdoor entertaining space and a floor plan that maximises natural light. With 99m<sup>2</sup> of internal living space this property is sure to suit downsizers or a professional couple looking to reside in a property that feels more like a home than an apartment. Upon entering you're immediately met by a wide entry hallway that sets the scene for the expansive home that lies beyond. Both bedrooms are generously sized, share no common walls and have access to the terrace. The living area is flooded with natural light due to having windows on two sides and this enables this space to have panoramic views of Kingston and beyond. The large wrap around terrace is 47m<sup>2</sup> in size and that makes it truly unique as it's one of the largest outdoor entertaining areas in Old Kingston. It is the ultimate entertaining space as it is both private and flows perfectly off the living room. Location wise, it's hard to get better. The property is located on the border of Kingston and Griffith and is therefore within sight of the Kingston Shops, a ten minute walk to Manuka, a fifteen minute walk to Barton and Lake Burley Griffin and a ten minute drive to the CBD. You will be at the doorstep to Canberra's best restaurants, cafes, bars and its largest employment district. In Summary:

- Top floor & on the corner
- Flooded with natural light
- 99m<sup>2</sup> internally + 47m<sup>2</sup> of balcony space
- Functional floor plan with ample storage
- Lift access
- Secure building with video intercom
- Separate laundry room
- Located one street away from Kingston Shops
- Two car spaces with storage cage

Figure Summary (all approx):

- Body corporate: \$1360 p.q.
- General rates: \$597 p.q.
- Water and sewage: \$165 p.q.