

303/34 Eyre Street - 'Atria', Kingston, ACT 2604



Apartment For Sale

Friday, 3 May 2024

303/34 Eyre Street - 'Atria', Kingston, ACT 2604

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 88 m2

Type: Apartment



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Offers above \$839,000

Experience the epitome of a perfect lifestyle and convenience in the tightly held, Atria development. Apartment 303, is an inviting abode that is whisper quiet and nestled in a desirable, vibrant neighbourhood with a plethora of amenities, restaurants and shops at your doorstep. A north orientation embraces natural light and sun, flooding the open plan footprint, creating a warm and inviting ambiance and accentuating the well-appointed finishes. Floor to ceiling windows frame the splendour of nature offering you front-row seats to a captivating display of Autumn colours and panoramic vistas of Black Mountain Tower and the surrounding landscape. The sleek, modern kitchen is a durable and functional workspace for all your culinary endeavours and the two lavish bathrooms offer a calm, relaxing environment for your daily rejuvenation. Located in a fantastic lifestyle location. A two-minute stroll to a choice of cafes, boutique retail stores and the shopping hub of Old Kingston, a short walk to the Foreshore, Old Bus Depot Markets and Kingston Railway Station. Affording quick access to the Canberra Airport, City Centre, Monaro Highway and Queanbeyan. **BE QUICK - THIS WILL NOT LAST ! HIGHLIGHTS:**-inviting 3rd floor apartment with easterly and northerly views -open plan design with reading/study nook-sleek, modern kitchen features stone bench tops, integrated dishwasher and fridge and mirrored splash back, -floor to ceiling tiles, frameless shower screens and mirrored storage cabinets in the ensuite and main bathroom-European laundry in the kitchen-access to a north facing alfresco balcony from both bedrooms -bedroom 1 with a walk-in-robe and bedroom 2 with built-in-ropes -quality timber look flooring-double glazed windows-ducted reverse cycle heating and cooling system -recessed LED lighting-video security intercom-generous cupboard space in the living area and kitchen-secure double basement parking with storage-a wonderful inner south location **ADDITIONAL INFORMATION:**-block: 60 section: 19 unit: 50 in unit Plan: 13262-known as 303/34 Eyre Street, Kingston-EER: 6-year built completed: September 2020 -living area: 88m² per quarter -land rates: \$511 per quarter-body corporate fees-\$958.33 per quarter-body corporate manager: Civium Strata - 6162 0681 All values and measurements are approximate.*Please note: The floor plans and aerial photographs with any highlighted boundaries provided on this website may not be entirely accurate and are not necessarily to scale. They are intended as a guide only and must not be relied upon. In addition, the property information provided has been obtained from sources we deem to be reliable, however, Michael Potter Real Estate cannot guarantee its accuracy and persons should rely on their own due diligence.