

**31/47 Kennedy Street, Kingston, ACT 2604**

**PURNELL**  
SINCE 1987

**Sold Apartment**

Sunday, 24 September 2023

31/47 Kennedy Street, Kingston, ACT 2604

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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**\$607,000**

Price Guide - \$600,000+Supremely located on Kingston's Kennedy Street with an abundance of local cafes, restaurants and bars at your doorstep, this spacious two bedroom apartment is in the heart of the action. Further away but still a short walk is Lake Burley Griffin, the Kingston Foreshore and the Parliamentary Triangle. This means you will have all of the best amenity at your doorstep.This offering marries the older style brick construction with the modern finishes seen in newer units, meaning you have the latest mod cons but the quality construction of an older building. The brick construction means it has great thermal and noise insulation. It has windows on both sides and unlike newer apartments this means it is filled with natural light. In summer you are able to get great cross ventilation as the sliding doors can be opened to both of your large balconies.The property has been renovated throughout. It boasts wooden floors, a modern bathroom & laundry, updated kitchen and air-conditioning. Stepping inside you will be taken aback by the generous size of the apartment as it has separate living and dining areas, whilst not compromising on space in either one.The property will suit an owner occupier or an investor looking to secure a fantastic Inner South property. In Summary:- Great location- Renovated throughout- Two large balconies- Separate toilet- Wooden floors- Air conditioning- Brick construction- Northerly facingRecent Sales:06/03/2023 7/47 Kennedy Street \$612,500 18/10/2022 30/47 Kennedy Street \$610,000Figure Summary (all approx.): - 87m2 internally + 14m2 on one balcony & 18m2 on the other - Body corporate: \$680 p.q.- General rates: \$642 p.q.- Water and sewage: \$185 p.q.- Land tax (if let): \$803 p.q.