

**31/53 Eyre Street, Kingston, ACT 2604**

**Sold Apartment**

Wednesday, 8 November 2023

31/53 Eyre Street, Kingston, ACT 2604

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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**\$695,000**

Welcome to this Gateway home. Unit 31 offers Kingston convenience and lifestyle. It is almost midway between Kingston Shops and the Kingston Foreshore offering the best of both areas. This ground floor two bedroom apartment would suit the discerning individual wishing to be positioned with the parliamentary triangle, close to transport routes and easy corridor access to the city and beyond. The living area is generously sized as flows through to the large courtyard which is a great space to entertain with friends. The galley style kitchen offers functional bench and cupboard space along with stainless steel appliances and gas cooking. All in all, this spacious two-bedroom apartment offers an easy and enviable lifestyle. The property is currently owner occupied but would also suit an investor looking to secure a fantastic property in a stable rental market. The Kingston rental market has long been one of the best areas to secure an investment property due to its proximity to the large workforce in the Parliamentary Triangle. This is an adaptable unit, meaning that it is suitable for people with physical disabilities or bound to wheelchairs, hence the generous spaces and easy access throughout. This also means that your car spaces are extra wide, allowing you greater peace of mind when it comes to parking.

Summary:

- Spacious living area
- Galley style kitchen
- Cesar stone bench tops
- Stainless steel appliances
- Gas cook top
- Large courtyard for entertaining
- Full lift access

Figure summary (all approx.):

- 93m<sup>2</sup> internally + 30m<sup>2</sup> of courtyard
- Body corporate: \$1447 p.q (approx.)
- General rates: \$587 p.q (approx.)
- Water & sewerage: \$166 p.q (approx.)