

**314/34 Eyre Street, Kingston, ACT 2604**



**Apartment For Sale**

Thursday, 15 February 2024

314/34 Eyre Street, Kingston, ACT 2604

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 149 m2**

**Type: Apartment**



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## AUCTION

An incredible house-like layout, multiple living areas, and a large balcony off the living room unite in this beautifully appointed apartment to deliver an outstanding lifestyle choice for downsizers and families alike. Cleverly designed to allow effortless cross-ventilation, it reveals vast open-plan living and dining areas appointed with quality joinery, while flowing to the generous balcony with tree-top views. Entertainers' will delight in the gourmet kitchen equipped with a suite of premium Bosch appliances and a breakfast bar as well as a generous pantry and abundant cupboard storage. Accommodation comprises three well-sized bedrooms, all of which are appointed with built-in wardrobes and the king-sized master features a deluxe full-sized ensuite with dual vanity and free standing bath. A second living area/rumpus offers the perfect space to relax, play or entertain with study nook. Further highlights include a stylish full-sized main bathroom, a guest powder room, ducted air conditioning, abundant storage and video security intercom. The residence is complete with convenient level lift access to secure parking with two side-by-side car spaces plus a storage cage. Enjoying a prized position within Kingston's sought-after 'Atria' complex, it is positioned on the doorstep of Eyre St Markets including Supabarn and a number of quality eateries. While moments to Kingston Foreshore and Manuka village, specialty stores and cafés, buses, prestigious schools, and Parliamentary Triangle\* 3 bed | 2.5 bath | 2 car\* Occupies 182sqm (approx) of indoor and outdoor living\* Beautifully appointed for modern comfort and ease of living\* Generous open-plan living & dining and separate living area\* Effortless transitions to balcony with leafy outlook\* Entertainers' kitchen w/ quality European appliances\* Three generous bedrooms appointed with built-in robes\* Master with deluxe full-sized ensuite w/ dual vanity and private balcony\* Chic fully tiled bathroom\* Separate powder room for guests\* Double-glazed windows\* High ceilings, ducted heating, and cooling throughout\* Level lift access to two secure parking plus two storage cage\* On the doorstep of village shops, popular cafés and Supabarn\* Walk to Kingston Foreshore and Manuka\* Easy access to arterial roads Living Size: 149sqm Balcony Size (combined): 33sqm Strata: \$6,370pa (approx.) Rates: \$2,512pa (approx.) Land Tax: \$3,130pa (approx.) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.