

**317/82 Wentworth Avenue, Kingston, ACT 2604**



**Sold Apartment**

Thursday, 10 August 2023

317/82 Wentworth Avenue, Kingston, ACT 2604

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 82 m2**

**Type: Apartment**



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## Contact agent

Located in the recently completed 82W development, this stunning apartment is currently tenanted. It will suit the astute investor or the buyer that would like to live in it at some stage. The 82W development is was constructed by arguably one of Canberra's best high density builders, Bloc. With the fixtures and finishes to these apartments being of great quality. Apartment 317 is on level 3 and faces East, allowing the apartment to capture the morning sun. The floor plan features 2 bedrooms, with each bedroom on either side of the living space, allowing for good separation between rooms. Important Features: • Engineered Timber Flooring • Split system AC • AEG appliances • Stone benchtop • Floor to ceiling tiles in bathroom and ensuite • Clothes dryer included • 2 allocated car spaces • Storage cage Important Numbers: • Currently Leased: 8/12/23 • Current Rent: \$700 per week • Living area: 82m<sup>2</sup> approx • Balcony: 17.5m<sup>2</sup> approx • Body Corporate: \$3000 - \$3500 p.a approx • Rates: \$1900 - \$2300 p.a approx\* • Land Tax: \$1900 - \$2300 p.a approx\* Note: The vendor is yet to receive final confirmation of the Rates and Land Tax amounts. The range provided is to provide buyers a guide only. Disclaimer: The information contained herein is gathered from sources considered to be reliable, however MRKT Property accepts no responsibility for inaccuracies. All interested parties must solely rely on their own enquiries, inspections and confirm all information provided.