

318/34 Eyre Street, Kingston, ACT 2604

Apartment For Sale

Thursday, 16 May 2024



318/34 Eyre Street, Kingston, ACT 2604

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Jack Wilson
0402367713



Chris Wilson
0418620686

Auction 06/06/24

Luxury living in the heart of Old Kingston, this near-new, two-bedroom, two-bathroom apartment offers the epitome of convenience with every detail meticulously crafted for class and comfort. Tucked away in the quietest far corner of the third floor in the tightly held 'Atria' development, this residence offers a serene and private oasis amidst the vibrant retail and hospitality hub. Boasting a modern and elegant design with a black and white colour palette, this apartment is bathed in natural light from its dual-aspect position and floor-to-ceiling windows. The open-plan living area, accentuated by engineered floorboards, seamlessly flows into the chic, well-equipped kitchen featuring glass splashbacks, stone benchtops, and modern appliances. A European laundry is discreetly tucked away, adding to the convenience and appeal of the design. Multiple balconies extend the indoor spaces outdoors, providing an excellent opportunity for relaxation or entertaining guests from the living area. While both bedrooms are already of good size, they open onto a sizable balcony through floor to ceiling double-glazed doors, offering stunning views and an outdoor retreat. The main bedroom includes a walk-through robe and spacious ensuite which near matches the proportions of the generous main bathroom. On the doorstep of Eyre Street Market and centrally positioned on the edge of the parliamentary triangle, this truly is a lifestyle location. Superbarn, boutique retail stores, cafes, restaurants and so much more are within meters, while Kingston Foreshore, Manuka and Lake Burley Griffin are within very close proximity. Scheduled for auction, if not sold prior - do not miss your opportunity to secure this excellent first home, downsizing option or investment property. Register your interest today to receive more information, book a private inspection or attend our upcoming open home.

Features:

- Excellent central and convenient location in the heart of Kingston
- Tightly held and reputable boutique development
- 3rd floor, rear-corner position with no neighbours above
- Near new apartment with two bedrooms and two bathrooms
- Dual aspect with floor to ceiling windows and doors
- Multiple balconies
- Modern aesthetics with quality finishings and contemporary appliances
- Ducted reverse cycle heating and cooling system
- Double glazed windows
- Dual roller blinds throughout
- Security entry with video intercom
- Short distance to supermarket, cafes, restaurants and retail shops
- Close to public transport, local schools, Parliamentary Triangle, and many popular attractions such as Kingston Foreshore Manuka Pool and Lake Burley Griffin.

Apartment Size: 89m²
Balconies: 14m²
Year of Construction: 2020
EER: 6.0
Rental Appraisal: \$700-\$740 per week
Outgoings: General Rates: \$511 p/qtr (approx.)
Land Tax (if rented): \$620 p/qtr (approx.)
Body Corp Levies: \$956 p/qtr (approx.)

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