

328/85 Eyre Street, Kingston, ACT 2604

BORIS.

Apartment For Sale

Friday, 1 March 2024

328/85 Eyre Street, Kingston, ACT 2604

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 86 m2

Type: Apartment



Boris Teodorowych
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\$829,900

Located in the popular Prince building in Kingston Foreshore, this brilliant apartment is in immaculate condition. The entire living area and kitchen has beautiful dark engineered oak timber flooring throughout. All sliding doors and large picture windows are double glazed and the property looks over the lush residents garden. Designed with a classic New York subway theme, the apartment has a distinct look and feel that is timeless. This extra wide double frontage apartment has a due north aspect and is full of natural sunshine and light. The kitchen features black granite benchtop, feature pendant light and ILVE appliances together with plenty of storage. Bedrooms are segregated on either side of the apartment. The master bedroom has a huge walk through wardrobe to an oversized ensuite whilst the large second bedroom opens onto the protected balcony via sliding doors and boasts a generous wardrobe. A very handy feature of the living area is the built-in study nook - perfect for working at home. Offering 86sqm of living plus 11sqm balcony. Available to purchase vacant possession, ready to go. Features:

- Double glazing to ALL windows
- 2.7m high ceilings
- Reverse cycle ducted air conditioning
- Stone benchtops in the kitchen
- ILVE 600mm induction cooktop, oven and range hood
- Secure basement and lift access
- Two car spaces side by side and lockable storage
- Quality window treatments
- EER 6 star

Rent Appraisal - \$800/week
Outgoings - Rates \$507/q - Land Tax \$620/q - Strata Levies \$1702/q - Water \$187/q

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