

**33/19 Howitt Street, Kingston, ACT 2604**

**Apartment For Sale**

Thursday, 11 January 2024

33/19 Howitt Street, Kingston, ACT 2604

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Apartment**



Tyran Murphy  
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**\$800,000 - \$830,000**

Purchased off-the-plan in 1992, the long term owners have taken extremely good care of their home and look forward to the new owners enjoying all the great benefits they have for over 30 years. The main living space features an open plan design that is complimented by the high ceilings throughout the space. Windows run along the length of the apartment and look out onto the treetops of Kingston Heritage Precinct. The addition of the navy-blue feature walls add a stylish contemporary touch, particularly in contrast to the traditional brick walls. Running off the living room is the down stairs guest bathroom and laundry room. The functional kitchen space features plenty of bench space and multiple storage options, including the sizable pantry. Appliances include the electric cooktop, oven, and dishwasher. The space is flooded with natural light thanks to the windows looking out into the greater complex. The space connects seamlessly to the dining space and living room. The second storey is made up of the two bedrooms and renovated bathroom. The main bedroom is oversized and includes extra high ceilings and floor-to-ceiling windows. The large walk-in robe is fitted out with excellent storage. The main bedroom connects directly to the balcony, which offers views of the surrounding tree tops. The second bedroom again is oversized and features extra high ceilings and built-in robes. The bathroom has been recently renovated to create a contemporary space, with inclusions such as large vanity, floor-to-ceiling tiles, large corner shower, and extra-long mirror. The bathroom offers an additional doorway that enters the bedroom. The third storey loft is a space that can serve multiple purposes, including being the third bedroom, study space or playroom. The west facing skylight provide great sunlight throughout the day. Howitt Street is one of Kingston's most popular locations, with its established trees creating a great amount of charm and character, all while being so close old Kingston. Lifestyle-wise, you couldn't ask for more than the popular old Kingston precinct just at your doorstep. It has some of the best cafes, renowned restaurants, and boutique grocers in Canberra, including Gelato Messina, Supabarn, Penny University, OTIS Dining Hall, Pomegranate, Caribou Bar, and more. There is also a selection of gyms and yoga studios to choose from. The property is nearby a number of business precincts, including the Parliamentary Triangle. For those with schooling in mind, the apartment is close to Canberra Grammar School, and within the public-school zones of Telopea Park School and Narrabundah College. Features: - Lock up garage plus additional carport - Top floor location - Reverse cycle heater/air conditioner in the living room - Gas heater in the living room - Reverse cycle heater/air conditioner in main bedroom - Electric appliances in Kitchen - Popular complex built in 1992 Figures: Rates: \$745pq Land Tax: \$956pq Body Corp: \$1,783pq Living: 127m<sup>2</sup> (63m<sup>2</sup> downstairs, 53m<sup>2</sup> upstairs, 11m<sup>2</sup> loft) Balcony: 14m<sup>2</sup> EER: 0 stars