

34/21 Dawes Street, Kingston, ACT 2604



Sold Apartment

Friday, 29 September 2023

34/21 Dawes Street, Kingston, ACT 2604

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



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\$518,000

Situated on the top floor of the 'Kingston Place' development, this spacious one-bedroom property is sure to appeal. Kingston Place is perfectly located across the road from the Kingston Shops and therefore walking distance to the new Supabarn supermarket, some of Canberra's best cafes and restaurants, the Parliamentary Triangle, Lake Burley Griffin, Manuka & Manuka Pool, the Kingston Foreshore and a ride to the CBD. Stepping inside you will be impressed by the granite benchtops, Miele appliances, floating timber floors and storage that the apartment offers. The floorplan has also been carefully thought-out and includes a stunning amount of natural light and a large balcony that has access from the living room and the bedroom. The property is located across the road from the heritage listed Kingston houses and therefore won't be built out. The property would suit a professional couple or individual looking to be conveniently located within the Inner South, which would appeal to an investor for its easy rentability. It will also suit owner occupiers looking to immerse themselves in the Canberra lifestyle. The property is currently on a month to month lease at \$550 per week so represents a great return. In Summary:- Flooded with natural light- 62m² internally and 9m² of balcony space- Views over the heritage listed houses which will therefore not change- Generous size bedroom with balcony access - Reverse-cycle heating and cooling- Storage cage

Figure summary:- Body corporate: \$1114 (approx.) p.q- General rates: \$445 (approx.) p.q- Water & sewerage: \$185 (approx.) p.q- Land tax: \$545 (approx.) p.q- Built in 2012