

35/77 Leichhardt Street, Kingston, ACT 2604



Apartment For Sale

Thursday, 8 February 2024

35/77 Leichhardt Street, Kingston, ACT 2604

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 97 m2

Type: Apartment



Vince Qi

0262952433

Auction

Combining a fabulous walkable neighbourhood and unimpeded views over large tracts of natural landscape to distant mountains, this home takes apartment living up a notch. Savour gorgeous north-easterly morning light from a balcony that offers soothing views over the Jerrabomberra Wetlands across to the Kowen escarpment. Take an easy stroll to Lake Burley Griffin, the Kingston foreshore, the boutiques of Manuka or the bustling foodie centre at Fyshwick markets. Benefit from an interior palette that artfully uses stylish glossy surfaces to bounce natural light while delicate fawn cabinetry, carpets and tiles bring comforting warmth. Spacious bedrooms featuring generous closets and large windows create a cozy, relaxing, and enjoyable living environment. With a spacious open-plan living area and an adjacent kitchen equipped with Smeg appliances, be spoilt for choice with options to stay in and whip up a home-cooked meal, or step outside your door and enjoy the scores of exceptional cafes and restaurants nearby. FEATURES • Secure apartment in Eminence complex • Excellent views over protected reserve • Master with ensuite and mirrored built-in wardrobes • Mirrored built-in wardrobe to second bedroom • Spacious central bathroom with oversized shower • Generous work surfaces to kitchen • Ample storage • Two reverse-cycle air-conditioning units • Double secure basement car parking with storage cage • Public transport on doorstep • Easy commute to the city In close proximity to: • Fyshwick fresh food markets • Kingston and Manuka shopping precincts • Kingston Foreshore • Lake Burley Griffin • Jerrabomberra Wetlands • St Clare's and St Edmond's High Schools • Manuka Oval Statistics (all measures/figures are approximate): • Apartment size: 89sqm + 8sqm • Rates: \$351.87 per quarter • Land tax: \$ per quarter (if purchased as an investment) • EER: 6.0 • Rental appraisal: \$ - \$ per week unfurnished