

**38/18 Kennedy Street, Kingston, ACT 2604**

**Apartment For Sale**

Monday, 25 September 2023

38/18 Kennedy Street, Kingston, ACT 2604

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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**\$825,000+**

Located on the first floor in one of old Kingston's most prestigious developments, this oversized 104m<sup>2</sup> luxury apartment is one of the best two-bedroom apartments currently on the market. 38 'Kingston Place' it is situated across the road from the Kingston Shops and therefore at the doorstep to some of Canberra's best eateries and amenities. Lake Burley Griffin, Manuka and the Parliamentary Triangle are all within walking distance, so the car can be left in one of the two spots downstairs on weekends or if you work in the local area you can walk to work. It is also therefore walking distance to the newly opened Supabarn precinct which is home to one of Canberra's best supermarkets as well. Stepping inside you will be immediately taken aback by how functional this floorplan is. Upon entry you are met by a large living & dining room that separates the two bedrooms to give them both ultimate privacy. The living / dining and both bedrooms both have access onto the 27m<sup>2</sup> balcony that is the perfect spot for a morning coffee in the sun or to host a BBQ with friends in the evening. The master suite is situated on the right of the property and has a large walk through wardrobe and ensuite with double vanities, hidden power points and bath. The second bedroom is also generously sized and situated in its own wing with the main bathroom and laundry for complete privacy. The floorplan has been carefully thought out, the finishes are perfect and has a stunning tree lined outlook. It simply ticks all the boxes and will therefore be perfect for an owner occupier or an investor. In Summary:

- Fantastic Kingston location, adjacent to Kingston Shops
- Spacious floorplan boasting 104m<sup>2</sup> internally plus 27m<sup>2</sup> of balcony
- Complete bedroom separation with each bedroom having their own wing
- Study area in second bedroom
- Gaggenau appliances
- Timber flooring
- Ducted reverse-cycle heating and cooling
- Option of NBN or VDSL2 internet broadband connectivity
- Two car spaces (including accessible car space) with storage cage