

39/20 Eyre Street, Kingston, ACT 2604

maloneys

Sold Apartment

Monday, 14 August 2023

39/20 Eyre Street, Kingston, ACT 2604

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 85 m²

Type: Apartment

\$600,000

Experience the superior living offered by 'Kingston Place', ideally situated close to the Parliamentary Triangle, Lake Burley Griffin, Kingston Foreshore precinct, Kingston Village and the magnificent Telopea Park. This luxurious two bedroom, third floor apartment exudes style and quality. A large Living/Dining Room opens out from the open-plan modern designer-styled Kitchen - replete with a frosted mirror splash back, stainless steel kickboards, a waterfall bench, highlighted with black granite benchtops and featuring quality Miele built-in appliances including microwave, electric oven and cooktop. The open plan of this unique home provides seamless indoor/outdoor entertaining opportunities with access through double sliding glass doors onto a large covered balcony. Views to Parliament House and the abundant parklands compliment the light-filled enjoyment of this home whilst chic shops and dining experiences abound just around the corner, making this location one of the most sought after in Canberra. Enjoy your morning cuppa, High Tea or sunset cocktails from the tranquility of your own home or stroll to one of the many nearby cafes or eateries for a sumptuous dining experience. Both bedrooms have built-in robes and chic window treatments including both sheer and block out blinds. The Bathroom includes a large frameless shower screen, WC and single vanity with built-in mirrored vanity cupboard and a European-style laundry adds to the convenience of this unique home. There is an abundance of storage cupboards set within the entryway and a separate pantry for added convenience. The utility areas are fully tiled and the home is carpeted throughout with soft neutral tones complimenting the decor. Accessible via a secure entryway and lift access, with fully integrated reverse-cycle ducted heating and cooling that will add to your year-round comfort and enjoyment. This apartment includes secure off-street parking for one car, a storage cage, intercom security and a communal mezzanine garden landscape that provides ample secluded outdoor space for your exclusive use. Park the car, stroll around the lake, walk to work or just pop down to the shops for convenience items, you will not be disappointed by the lifestyle that this home can offer.

Property Highlights:- 2 Bedrooms with built in robes- Miele appliances - Single basement car space with storage- Private Covered balcony (16m²) with views to Parliament House- Ample internal storage- Lift access- Security Entrance

Further Details:- EER 6.0- Living Size: 85m²- Balcony Size: 16m²- Storage Size: 2m²- Parking Size: 14m²- Rates \$533.00 per quarter- Land Tax (if payable) \$649.98 per quarter- Body Corporate: Admin Fund \$859.82 per quarter, Sinking Fund \$542.53 per quarter, Defect Fighting Fund \$556.88 per quarter, scheduled to go until November 2023- Number in Complex: 120- Year Built: 2011

Currently renting on a periodic lease at \$543.00 per week

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