

**4/11 Howitt Street, Kingston, ACT 2604**

**maloneys**

**Sold Townhouse**

Thursday, 1 February 2024

4/11 Howitt Street, Kingston, ACT 2604

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Moira Maloney

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## Contact agent

If you're searching for an executive, three-bedroom townhouse located a short stroll from cosmopolitan Kingston, then look no further than this beautifully renovated home which includes a generously sized, lovely courtyard. Polished timber floorboards, neutral décor and quality finishes, combine with a fabulous floorplan and spacious dimensions to create a home of sophistication and style. You'll love the designer kitchen with its walk-in pantry, granite benchtops and stainless-steel appliances and your guests will enjoy the many culinary delights you whip up in the Bosch double oven or on the ceramic cooktop. The living areas are superb and include separate Dining and Lounge Rooms and a large bay window overlooking the stunning rear patio/courtyard. Upstairs, three generously-sized bedrooms include built-in wardrobes, while the Main Bedroom has an ensuite, private balcony and additional storage. The rear patio/courtyard is surrounded by formal gardens and provides the perfect venue for outdoor entertaining, or simply relaxing in the sun. Other features of this stylish home include a security system, ducted heating and cooling, and a single remote-control garage with internal access and additional external car-space.

**Property Highlights:** Three-bedroom ensuite townhouse (end townhouse with side access) Boutique development one of 14 Polished timber floorboards Designer kitchen, with Bosch double oven, walk-in pantry and granite benchtops Large living areas, with Bay window in lounge and separate dining area Neutral décor throughout Main bedroom, with ensuite, private balcony and additional ceiling storage Daikin Ducted heating and cooling Single remote-control garage, with additional car-space North/West facing courtyard off living area, with side access, water feature and retractable awning Spacious main bathroom, with skylight, full sized bath and separate shower Outstanding location, close to Kingston Village, Kingston Foreshore, Bus Depot Markets, Lake Burley Griffin and Telopea Park

**Property details:** Ground Floor: 71.90m<sup>2</sup> First Floor: 70m<sup>2</sup> Garage: 19.38m<sup>2</sup> EER 2.514 in Complex Built in 1982 Rates \$846.00 per quarter Land Tax; \$1,158.39 per quarter Levies \$1,350.68 Per quarter Rental Appraisal: \$850-\$900 per week

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