

4/82 Wentworth Avenue, Kingston, ACT 2604

Francis

Sold Apartment

Friday, 29 September 2023

4/82 Wentworth Avenue, Kingston, ACT 2604

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 83 m2

Type: Apartment



Jeremy Francis

0261476000

\$795,000

Conveniently positioned on the ground floor / corner of the building you will enjoy an abundance of windows, light and privacy as well as a South Easterly aspect inviting the morning sun from your private oasis courtyard garden. With a well laid out 88m² of internal living expanding onto a lavish 34m² courtyard you will enjoy generously proportioned meals and living areas which allows for spacious furnishing options perfect for living in comfort and entertaining. Luxury modern finishes define the kitchen as well as the top end appliance selection while engineered oak flooring flows through the apartment whilst the bedrooms enjoy the warmth and soft touches of loop pile wool carpets. The location is outstanding with some of Canberra's best public and private schools withing walking distance or a short commute. The gears of Australia's government turn in the departments situated in Parliamentary Triangle under 5 minutes away by car. Or, be spoilt for lifestyle options after hours and on weekends with some of Canberra's best fashion boutiques, popular restaurants, cafes, bars and home goods stores located nearby at Manuka, old Kingston shops, the Kingston Foreshore and the Griffith shops. The building features a Gym and a Yoga studio with kitchenette and bathroom facilities, restricted access basement with 1 car space, a metal enclosed storage unit, a very cool entry foyer as well as a peaceful residents garden with Barbeque and seating areas. With a TAYLR parcel locker, you will never miss an important delivery again. General features: • 88m² living + 34m² courtyard • Double glazed windows throughout • Engineered oak flooring to living areas • Loop pile wool carpet to bedrooms • LED downlights throughout • Retractable flyscreens to courtyard • Privacy wave sheer curtains • Roller blackout blinds • Mirrored wardrobes to bedrooms • Tap in courtyard Kitchen features: • 20mm Caesarstone benchtops • Single piece mirrored splashback • AEG Induction 4 zone cooktop • AEG Pyrolytic oven • Externally ducted rangehood • AEG semi integrated dishwasher • 80cm deep island bench breakfast bar • Abundance of storage, soft close drawers Bathroom / Ensuite features: • Large wall mount vanity • Mirrored shaving cabinets • Drawers under vanities • Double towel rails • Full height wall tiling Other features: • Formal laundry room • Westinghouse 4.5kg front load dryer Outgoings: Body Corporate \$3,047.34 / annum (^ administration fund only, 2023). Rates \$1,864.29 / annum (2023) Land Tax \$2,259.93 / annum (2023, only if rented) Water & Sewerage \$186.77 / quarter