

4/85 Eyre Street, Kingston, ACT 2604



## Apartment For Sale

Wednesday, 22 May 2024

4/85 Eyre Street, Kingston, ACT 2604

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



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**\$510,000+**

Welcome to the Prince Complex, where contemporary elegance meets ultimate convenience. This sophisticated one-bedroom apartment features an open-plan kitchen, dining, and living area under 2.55m ceilings with stylish downlights throughout. The designer kitchen is a chef's dream, equipped with ILVE cooking appliances, a Euromaid dishwasher, and 20mm stone benchtops. The kitchen is further enhanced with built-in shelves and floor-to-ceiling tiles, while the spacious two-way bathroom also boasts floor-to-ceiling tiles. This thoughtfully designed apartment includes a study nook and a walk-in robe for added comfort and convenience. Control your environment with ease using the ducted reverse cycle air conditioning, and enjoy the privacy offered by sheer and blackout roller blinds. A European laundry adds to the apartment's practical features. Step outside to the entertainer's courtyard, where you can soak in water and sunset views. The courtyard is equipped with an outdoor power point and tap, perfect for washing your car at road level, and an automatic watering system for your plants. The property also includes a basement car park with a storage cage. Located within walking distance to popular shops, cafes, and restaurants, this apartment is part of a vibrant community. The elevated garden at the center of the common grounds of the complex provides a serene retreat for residents. Experience luxury living at its finest in the Prince Complex.

**Investors:** Discover an exceptional investment opportunity with this stylish ground-floor 1-bedroom apartment. Currently tenanted by a 5-star tenant until November 2024 at \$525 per week, this property promises steady returns. Enjoy the convenience of a prime location, close to vibrant restaurants, shops, and public transport. The well-appointed interior boasts modern finishes and a comfortable layout, making it ideal for Airbnb hosting once the lease ends. Don't miss out on this rare chance to secure a hassle-free, income-generating asset in a sought-after area.

- Prince complex- One bedroom apartment- Open plan kitchen, dining & living- 2.55m ceilings- Downlights throughout- Designer kitchen and 2 way bathroom- ILVE cooking appliances- Euromaid Dishwasher- 20mm stone benchtop- Built in kitchen shelves with floor to ceiling kitchen tiles- Spacious bathroom with floor to ceiling bathroom tiles- Study nook- Walk in robe- Sheer and blackout roller blinds- Ducted reverse cycle AC- European laundry- Powered remote-controlled blinds- Entertainers courtyard with a water views- Outdoor power point and tap in courtyard- Automatic watering system for plants in courtyard- Basement carpark with storage cage- Walking distance to popular shops, cafes & restaurants- Elevated garden at the centre of the complex

Living size: 57m<sup>2</sup> Courtyard size: 14m<sup>2</sup> Total size: 71m<sup>2</sup> Complex name: "Prince" Number of units in unit plan: 146 Strata company: Canberra Strata Body Corporate: \$1,434pq Rates: \$479pq Land Tax: \$577pq

**1 BEDROOM SALES IN COMPLEX:** 221/85 Eyre St - \$520,000 (2nd Floor) 509/85 Eyre St - \$525,000 (5th Floor) 3/85 Eyre Street - \$585,000 (Ground floor - Next door)\* To receive the contract of sale, building report, and additional documents via email within just 10 minutes of your enquiry, please fill out the online request form. Be sure to check both your inbox and junk folder for prompt delivery, available 24/7.