

**4/9 Howitt Street, Kingston, ACT 2604**

**PURNELL**  
SINCE 1987

**Sold Apartment**

Friday, 27 October 2023

4/9 Howitt Street, Kingston, ACT 2604

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Nick Purnell  
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**\$585,000**

This property, nestled on Howitt Street, boasts a prime location in Canberra, undoubtedly one of the city's most picturesque streets. It faces east towards Wentworth Avenue, allowing for brilliant winter sunlight courtesy of the area's deciduous trees, while offering summer shade for comfort. Positioned perfectly between historic Kingston and the vibrant Kingston foreshore, it's an unparalleled spot for apartment living in Canberra. Once inside, you'll be captivated by its thoughtfully designed layout. Separate areas for living and dining ensure spaciousness, both basking in sunlight throughout the day. Both bedrooms, oriented to the rear, come with external windows, ample size, and built-in storage. 'The Manor' is an intimate boutique development, hailing from an era when spaciousness was a priority. Crafted from sturdy brick, it promises longevity and a limited number of neighbours, ensuring privacy and peace. Summary: • Brick construction • Filled with natural light • Separate dining area • Large living area with balcony access • Small boutique development in perfect location Figure summary: • Living: 72m<sup>2</sup> • Balcony: 6m<sup>2</sup> • Body Corporate: \$1078 p.q. • General rates: \$663 p.q. • Water rates: \$190.00 p.q. • Land tax (if let): \$833 p.q.