

40/51 Dawes Street, Kingston, ACT 2604

LUTON

Sold Apartment

Friday, 27 October 2023

40/51 Dawes Street, Kingston, ACT 2604

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Kate Yates

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\$650,000

Well-maintained and generously proportioned, this two-bedroom, two-bathroom apartment located on level one of the Viridian complex is the perfect option for those wanting modern, open-plan living on the doorstep of Kingston Foreshore. With balconies on either side of the apartment, a gentle cross breeze meanders through the living space in the warmer months whilst a leafy vista creates a lovely connection to nature. Segregated bedrooms and bathrooms, plus two tandem car spots in the basement parking lot make this an ideal investment or perfect executive residence. With a short walk to Norgrove Park, Kingston Foreshore, Lake Burley Griffin and local schools and public transport, you are also only a short drive to the Parliamentary Triangle, the City Centre and Canberra airport. Don't miss the opportunity to secure this fabulous abode!

- Two-bedroom, two-bathroom level one apartment with lovely sunny aspect, located in the Viridian complex
- Welcoming open plan living area with new reverse-cycle air-conditioning unit and access to large and private entertaining balcony with power and lighting
- Modern and stylish kitchen with stone bench-tops, gas cooktop, updated electric oven and dishwasher, glass splash back, pantry and ample storage
- Separate dining room has access to front balcony with glass and screen sliding door
- Master bedroom is large and light-filled and features walk-through built-in mirrored wardrobes
- Ensuite features shower, vanity with storage and toilet
- Bedroom two has mirrored built-in wardrobes
- Modern bathroom features shower over bath, toilet and vanity and has enclosed laundry facilities with dryer included

Other features:

- Security intercom
- Tandem car accommodation in underground car park with storage
- Quiet complex
- Stair access only
- Easy walking distance to Kingston shops, the Kingston Foreshore, the Kingston Art Precinct, the Old Bus Depot Markets, public transport and local schools
- Located close to the Parliamentary Triangle, Fyshwick Markets, Manuka Oval, Manuka Pool, Manuka Village Shopping Centre and a short drive to Canberra Airport
- Rates: \$618 p.q. (approx.)
- Body Corp fees: \$1,593 p.q. (approx.)
- Rental appraisal: \$620-\$650 per week
- Land Tax: \$777 p.q. (approx.)
- EER: 6
- Apartment size: 87m² Internal; Front balcony: 3m² Back balcony: 14m²
- Title Lease commenced: 2005