

40/71 Giles Street, Kingston, ACT 2604



Sold Apartment

Thursday, 10 August 2023

40/71 Giles Street, Kingston, ACT 2604

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Mark Larmer And Aaron Lewis
0262091723



Jason El-Khoury
0262091723

\$500,000

Light-filled, luxurious and Stylish in design, this apartment at 40/71 Giles Street inspires minimalist, laidback living. It's tranquillity and comfort will draw you home after a long days' work. If you work in the City, you'll likely venture home via a calming walk or ride along the glistening Lake Burley Griffin allowing you to de-stress from the day. Wine on the elevated balcony, (accessible through both the living area and the main bedroom), is a great way to ease into the evening before cooking dinner in the well-appointed kitchen which is equipped with an electric cooktop, stainless steel oven, built-in dishwasher and 20mm thick stone benchtops. There is ample room in the bedroom to accommodate your bed and bedside tables comfortably & there is easy access to the walk-through robe with hanging and shelving space through the sliding cavity door. Adjacent to the robe is a two-way bathroom that can function as an ensuite for the main bedroom and also serve the guests off the living area. Although this home provides a peaceful sanctuary to unwind and recharge, its prime location offers easy access to a vibrant and dynamic lifestyle. Just a short stroll away lies Kingston's lively café, restaurant, and entertainment district, which is brimming with activity. Additionally, the impressive Supabarn Kingston and the Fyshwick Markets are both within walking distance, as are numerous indoor and outdoor fitness options, such as Pilates, yoga, gyms, and sports fields. Benefits for investors – early access is also available to your property manager so tenants can view the unit and be pre-signed prior to settlement meaning no vacancy and an income stream from day 1. Benefits for live in owners – want early access prior to settlement and a guaranteed move in date? Well good news, we can make that happen via a simple occupation agreement so you can be living in your new abode prior to settlement. To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, please send us an email and note your full name and mobile number and it will be sent to you automatically. Features Overview: Elevated outlook, positioned on level 3 (level 2 in the lift). Top floor with no units above Light-filled one bedroom apartment in the Aspire building Single level living plus a covered balcony with uninterrupted outlook Minimalist, modern finishes throughout Reverse cycle heating and cooling in living room On the doorstep of Kingston and Manuka's incredible food, beverage, and entertainment offerings Within easy reach of the City, especially via public transport (you can even get a water taxi across the lake) Pet friendly (subject to strata notification) Vacant possession, with early access prior to settlement on offer via an occupation agreement More information: Brand new carpets in bedrooms & living areas, tiles through kitchen & bathroom Freshly painted throughout Direct sliding door access to balcony via living area and main bedroom Stylish, well-appointed kitchen inclusive of built in dishwasher, electric cooktop, under bench oven, rangehood, dual sink, provision for fridge, 20mm thick benchtops with an overhang to allow for breakfast bar Two-way bathroom offering full height tiling, custom floating vanity with stone bench tops & storage, corner shower, toilet able to be accessed through living area & bedroom Walk through robe with hanging & shelf space Intercom at entry for guests to access your unit without you needing to leave LED downlighting throughout Large European laundry with corner tub and dryer included Extra linen storage cupboard Fast internet, NBN connected - FTTS Single allocated car space & storage enclosure in basement The Numbers (approx): Size of living: 67m² Size of Balcony: 11m² Age: 13 yrs (built 2010) General rates: \$1,705 p.a. Water & sewerage rates: \$ 704 p.a. Strata levies: \$4,873 p.a. Land tax (investors only): \$2,047 p.a. Conservative potential rental return (unfurnished): \$500-\$530 /wk EER: 6 stars (the top score) Name of development: Aspire Level in building: 2 Number of units in development: 81 residential unit Developer/builder: Per-se Developments Strata manager and contact number: LMM Solutions – 02 5110 3200 Units plan number: 3461 Admin & sinking fund as of March 2023: \$487,326 To help buyers, we offer the following: Written buyer price guides, which are updated throughout the campaign A digital brochure with everything to consider a purchase, including the full contract We refer a solicitor who can review the contract for FREE Same solicitor can provide a FREE Section 17 Certificate to waive the cooling off period Free valuation(s) on other properties you own to help establish your current equity base and assist with your finance approval 5% deposit on exchange pre-approved