

**40 Kennedy Street, Kingston, ACT 2604**

**maloneys**

**House For Sale**

Thursday, 15 February 2024

40 Kennedy Street, Kingston, ACT 2604

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



**Moira Maloney**

0407715244

## **Auction 9/3 @ 10am on Site**

Auction Location: On site Nestled in the heart of Kingston, this free-standing Heritage Cottage awaits renewal or some TLC. With superb potential, the home is ready to move into while you decide on a smart makeover befitting of its location. The home will have a wide appeal to many, from busy professionals and retirees to families and investors, who are searching for a foothold into the popular Kingston area. The home offers a spacious living area flowing through to the kitchen, and three good sized bedrooms. With established hedging to the front of the property for privacy, the rear yard also provides an array of plantings with plenty of space to add your own touch.

**Property Highlights:-** Heritage listed (circa 1930) set in a quiet, leafy street- Double brick home for thermal mass- Walking distance to Old Kingston Village and Kingston Foreshore precinct, Manuka Oval, Manuka Pool and Manuka Village- Close to local Blue Ribbon schools including St. Edmunds, St. Clare's College, Telopea Park School and Canberra Grammar School- A short commute by car, cycle, Public Transport, or perhaps a dedicated walk, to Fyshwick Markets, the Parliamentary Triangle, Russell Offices, the Barton precinct or even Civic and within easy reach of the walking and cycling trails and various recreational amenities proximal to Lake Burley Griffin.

**Property Details:** Block 823m<sup>2</sup> Property Size: 99m<sup>2</sup> Thermal Insulation R1.5 UV \$1,450,000 Rates: \$6413.00 Land Tax: (if payable) \$12,217.00

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