

**401/85 Eyre Street, Kingston, ACT 2604**

**Francis**

**Apartment For Sale**

Monday, 14 August 2023

401/85 Eyre Street, Kingston, ACT 2604

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 107 m2**

**Type: Apartment**



Jeremy Francis  
0261476000

**\$1,190,000**

Welcome home to 'The Prince', one of Kingston Foreshores most sought after addresses with direct water views, access to all the lifestyle amenity yet a stones throw away affording more privacy. Designed for family interaction and entertaining alike, the expansive walk through kitchen and living area open to the balcony which is almost an extension of the living room, with a deep design allowing spacious furnishing options; this is the perfect place to entertain or enjoy family time with beautiful views over Norgrove park and pond as well as the Kingston harbour. Spoilt for dining options along the boardwalk or on the island, 'The Prince' is also located close to Bowen Park and Lake Burley Griffin; take a walk-through Telopea Park or the National Rose Gardens of Old Parliament House, see what's on at the National Gallery of Australia, take the kids to Questacon, catch up with friends at the newly revamped cafes around old Kingston. Treat yourself to some retail therapy in the famous Manuka boutiques or pampering in Barton's HALE Spa. Forget morning dropoff or afternoon pickup, some of Canberra's best schools are in walking and cycling distance to 'The Prince' as are the employment hubs of Barton. If work or school is further afield and you prefer to leave the car at home, Kingston is blessed by regular bus services also.

General features:

- 107m<sup>2</sup> internal living (approx)
- 32.9m<sup>2</sup> balcony (approx)
- Double glazed windows/doors throughout
- Double sliding doors to balcony
- 2.7 metre high ceilings
- Engineered Oak timber flooring
- Blockout roller blinds throughout
- Privacy sheer roller blinds throughout
- Ducted RCAC
- A/C condenser located on roof (not on balcony)
- Built in robes to all bedrooms
- Carpeted bedrooms
- LED Downlights throughout
- NBN ready / pre wired
- Colour video and voice intercom

Kitchen features:

- Over 5 meters wide!
- Ilve 80cm induction cooktop
- Ilve 80cm externally ducted rangehood
- Ilve 80cm 9 function oven
- Ilve 60cm stainless steel dishwasher
- Very large and deep pantry
- Externally ducted rangehood
- 1.5 bowl undermount sink
- Soft close drawers

Bathroom features:

- Full height bathroom tiling
- Wall mount mirrored shaving cabinet
- Wall mount vanity
- Externally ducted exhaust fan

Other features:

- European style cupboard laundry
- Fisher & Paykel 5kg front load dryer

Rental potential:

- \$1200 / week unfurnished

Outgoings:

- Body Corporate \$2,465.44 / quarter
- Rates \$2,590.64 / annum (2022)
- Land Tax \$3,148.40 / annum (2022) only if rented
- \*Water & Sewerage \$175.56 / quarter