

403/34 Eyre Street - 'Atria', Kingston, ACT 2604



Sold Apartment

Saturday, 18 November 2023

403/34 Eyre Street - 'Atria', Kingston, ACT 2604

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 88 m2

Type: Apartment



Michael Potter
0413830598

\$835,400

Welcome to Apartment 403, a rare offering that is superbly appointed and perfectly positioned on the left-hand corner in the tightly held 'Atria' development. Private and incredibly quiet offering a north and east orientation with commanding landscape and Black Mountain Tower views from the bedrooms, living areas and alfresco balconies. Instantly appealing with a contemporary, super modern style embracing minimalistic elements highlighting earthy tones with an 'everything in its place' interior. Open plan in design with sleek 'chefs delight' kitchen with Bosch integrated appliances and induction cook top, stylish, deluxe bathrooms and year-round comfort assured with ducted heating and cooling. Perched in a fantastic lifestyle location. A two-minute stroll to the vibrant restaurants, cafes, boutique retail stores and shopping hub of Old Kingston, a short walk to the Foreshore, Old Bus Depot Markets and Kingston Railway Station. Affording quick access to the Canberra Airport, City Centre, Monaro Highway and Queanbeyan. HIGHLIGHTS:-inviting 4th floor apartment with easterly and northerly views -open plan design with reading/study nook-sleek, modern kitchen features stone bench tops, feature pendant lights, integrated dishwasher and fridge, induction cook top and mirrored splash back, -floor to ceiling tiles, frameless shower screens and mirrored storage cabinets in the ensuite and main bathroom-European laundry in the kitchen-access to a north facing alfresco balcony from both bedrooms -bedroom 1 with a walk-in-robe and bedroom 2 with built-in-ropes -quality timber look flooring-double glazed windows-ducted reverse cycle heating and cooling system -ceiling fans in bedrooms and living area -recessed LED lighting-dual roller blinds throughout -video security intercom-generous cupboard space in the living area and kitchen-secure tandem basement parking with storage -a wonderful inner south location ADDITIONAL INFORMATION:-Block: 60 Section 19 -Unit: 89 (door number-403) in Unit Plan: 13262-EER: 6-Year built completed: September 2020 -Living area: 88m²-Land rates: \$386 per quarter-Body Corporate Fees- \$971 per quarter-Body Corporate Manager: Civium Strata - 6162 0681 All values and measurements are approximate.*Please note: The floor plans and aerial photographs with any highlighted boundaries provided on this website may not be entirely accurate and are not necessarily to scale. They are intended as a guide only and must not be relied upon. In addition, the property information provided has been obtained from sources we deem to be reliable, however, Michael Potter Real Estate cannot guarantee its accuracy and persons should rely on their own due diligence.