

**419/34 Eyre Street, Kingston, ACT 2604**

LUTON

**Apartment For Sale**

Thursday, 7 March 2024

419/34 Eyre Street, Kingston, ACT 2604

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Kate Yates

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## Offers over \$849,000

Entry via Building A Situated on level four of the boutique Atria complex this elegant and spacious two-bedroom, two-bathroom apartment with a gorgeous black and white luxury palette is a must see! Filled with modern amenity, you'll be captivated by the quiet ambience and wowed by the stylish fittings and features. Open-plan living makes the home a perfect entertainer's dream with a balcony on either end, providing a gentle cross breeze. The second bedroom also shares the main balcony with panoramic views across to Red Hill, whilst the segregated master suite has a walk-through wardrobe and ensuite. The main bathroom houses the European style laundry and the basement podium has two designated tandem car spaces and storage cage. Eyre Street Market with Superbarn and its selection of eateries is literally at your doorstep, whilst amenities such as Kingston shops, public transport, local schools, Manuka Pool, Manuka Oval, Telopea Park, Kingston Foreshore and Lake Burley Griffin are only a short walk away. Features:

- Security entrance into building with video intercom
- Lift access to apartment
- Open plan living/dining/kitchen with engineered floorboards throughout
- Kitchen has large island bench with breakfast bar, stone bench tops, glass splash-back, electrical appliances including dishwasher, oven, cooktop and rangehood, double door pantry, integrated fridge and built in microwave plus plenty of storage
- Living area has view to Red Hill and surrounds, double blinds, double glazed sliding glass door and screen out to spacious balcony
- Dining area leads to smaller, north-east facing balcony with louvres for privacy
- Master bedroom has north-east aspect, carpet, double blinds, mirrored built-in walk-through wardrobes and ensuite
- Second bedroom has carpet, double blinds, sliding double glazed glass and screen door to balcony
- Main bathroom has double size shower, toilet, floor to ceiling tiles, mirrored storage cabinet and vanity with storage and also houses the European style laundry with washer/dryer, wash tub and storage

Other features:

- Two tandem car spots with storage unit
- Ducted reverse cycle air-conditioning
- Great location in the heart of Kingston with a short walk to cafes, restaurants, shops
- Close to public transport, local schools and amenities such as Manuka Pool, Telopea Park, Lake Burley Griffin and Kingston Foreshore
- Short drive to Fyshwick Markets, Canberra Airport, the Parliamentary Triangle

Stats:

- Rates: \$509 p.q. (approx.)
- Land Tax (if rented out): \$623 p.q. (approx.)
- Strata fees: \$945 p.q. (approx.)
- Apartment size: 82m<sup>2</sup> Internal, Front Balcony: 17m<sup>2</sup>; Back Balcony: 5m<sup>2</sup>
- Atria complex built in: 2020
- EER: 6
- Rental: \$675 pw