

42/71 Giles Street, Kingston, ACT 2604

Apartment For Sale

Friday, 9 February 2024

42/71 Giles Street, Kingston, ACT 2604

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



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\$1,095,000+

Located in one of the Kingston Foreshores best developments, this spacious three bedroom is a fantastic offering to the market. Situated on the corner of Giles Street and Printers Way, its location is part of its appeal. The Foreshore is home to some of Canberra's best restaurants, cafes and bars, and therefore you will have a plethora of eateries at your doorstep, whilst not being located over the top of them, allowing the property to be peaceful and quiet. You will also be just a short walk to the Kingston Shops, including the Supabarn supermarket, and the shores of Lake Burley Griffin if you like to live an active lifestyle. Manuka with a Coles supermarket and the Parliamentary Triangle are just a little further away. Stepping inside you will be impressed by the natural light that floods the property due to its northerly orientation and the spaciousness of the 131m² of living space. The living, dining and two of the bedrooms all face the northern exposure, whilst the main bedroom has been deliberately designed to be on the other end of the property for privacy. It is filled with morning sunlight and has its own private balcony. The kitchen was recently renovated and features soft close oversized drawers, lazy Susan cupboard to maximise space, Asko Combi steam oven and Combi microwave oven, Asko induction cooktop and ducted rangehood. This property would be ideal for a young family or downsizers looking to immerse themselves in the best lifestyle Kingston has to offer. In summary:- Spacious 131m² floorplan plus 28m² balcony with water views, 13m² balcony off the master bedroom- Northly aspect and flooded with natural light- Open living and dining room- Renovated kitchen with high end Asko appliances- Ceiling fans in living area and master bedroom- Study area in second bedroom- Recently installed vinyl flooring throughout living and kitchen area

Figure Summary (all approx.)- Body Corporate: \$2151 p.q.- General Rates: \$538.00 p.q.- Water and sewage: \$185 p.q.