

44/20 Eyre Street, Kingston, ACT 2604



Apartment For Sale

Tuesday, 15 August 2023

44/20 Eyre Street, Kingston, ACT 2604

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



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\$799,000+

Perfectly positioned in the 'Kingston Place' development and boasting views into the gorgeous complex gardens, this spacious apartment is one of the best two-bedroom properties around Kingston and the Inner-South. 'Kingston Place' is located across the road from the Kingston shops, a short walk to Manuka and Lake Burley Griffin, within moments of the Parliamentary Triangle, Russell Offices and the Canberra City. Upon entering you will be immediately impressed by the size of the apartment, the light and the carefully thought-out floor plan. The living and dining are generously sized and flows perfectly onto the balcony that is a great place to entertain friends. The kitchen has been finished to the highest standard and features Miele appliances, built-in microwave, stone benchtops and ample storage space. The master bedroom offers an incredible walk through storage, a lovely ensuite and access to the balcony. Welcoming to both owner occupiers and investors, this property suits all. In Summary:- Large entertaining balcony- Afternoon sun on level 3- Secure lift entry with video intercom- High end finishes- Miele appliances- Daikin reverse-cycle ducted heating and cooling- Two car spaces with storage cage- 90m² internally & 20m² of balcony space Figure summary (all approx.): - Body corporate: \$1488p.q - General rates: \$546p.q - Water & sewerage: \$170p.q - Land tax (if let: \$660p.q - Sinking fund balance: \$1,246,000 (approx.) - Built in 2011