

# 45/19 Howitt Street, Kingston, ACT 2604

## Sold Apartment

Sunday, 8 October 2023

45/19 Howitt Street, Kingston, ACT 2604

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 130 m2

Type: Apartment



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**\$940,000**

Simply put, this apartment is a truly unique offering within Canberra's Inner South, with its multi-story design creating a stylish yet functional floorplan. The renovated kitchen is equipped with custom cabinetry, quality appliances and an island benchtop. The living area features an open plan design, complimented by the hybrid flooring, extra high ceilings and north facing windows. Off the living area is access to the separate renovated laundry and powder room. The second storey is made up of the two bedrooms and renovated bathroom. The main bedroom is oversized and includes extra high ceilings and floor-to-ceiling windows. The large walk-in robe is fitted out with excellent storage. The main bedroom connects directly to the balcony, which offers views towards the treetops of Old Kingston. The second bedroom again is oversized and features extra high ceilings and built-in robes. The bathroom has been recently renovated to create a contemporary space, with inclusions such as floating double vanity, floor-to-ceiling tiles, frameless shower screen, and extra-long mirror. The third storey or loft is a space that can serve multiple purposes, though most likely to be used as the third bedroom with its own office. It does have the potential to be used as an additional living area should that be more suitable. The north facing skylights provide great sunlight throughout the day. Lifestyle-wise, you couldn't ask for more than the popular old Kingston precinct just at your doorstep. It has some of the best cafes, renowned restaurants, and boutique grocers in Canberra, including Gelato Messina, Supabarn, Penny University, OTIS Dining Hall, Pomegranate, Caribou Bar, and more. There is also a selection of gyms and yoga studios to choose from. The property is near a number of business precincts, including the Parliamentary Triangle. For those with schooling in mind, the apartment is close to Canberra Grammar School, and within the public-school zones of Telopea Park School and Narrabundah College. Features: - Lock up garage plus additional car port - Added storage in both living and dining rooms - Large linen cupboard/storage on the second floor - Reverse cycle heater/air conditioner and ceiling fan in living room - Reverse cycle heater/air conditioner and ceiling fan to main bedroom - Reverse cycle heater/air conditioner to 2nd bedroom which also serves the loft - Underfloor tile heating to the bathroom - External awning on balcony -Honeycomb blinds throughout - Double glazed opening skylights - Updated hybrid flooring - Updated wool carpet - R5 ceiling Insulation Figures: Rates: \$745pq Land Tax: \$956pq Body Corp: \$1,783pq Living: 134m<sup>2</sup> (63m<sup>2</sup> downstairs, 56m<sup>2</sup> upstairs, 15m<sup>2</sup> loft) Balcony: 14m<sup>2</sup> EER: 4.5