

# 46/10 Burke Crescent, Kingston, ACT 2604

## Sold Apartment

Friday, 1 September 2023

46/10 Burke Crescent, Kingston, ACT 2604

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



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**\$525,000**

Situated in the popular SOHO complex, you have an opportunity to purchase an outstanding one-bedroom apartment. The loft design is elevated by the floor to ceiling windows that offer additional natural light through to the bedroom and living space. The apartment does have a new kitchen with quality appliances and stone benchtops. High quality Australian timber floorboards are throughout the downstairs living area, with quality carpet through the upper part of the apartment. The segregation of the loft design allows for your bedroom to be on the top floor, while looking out onto the elevated scenery. 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. This is a fantastic opportunity to purchase a quality property in a superb location. Astute Investors can also be confident that properties like this one always appeal to prospective renters.

Features:

- Loft apartment with extra high ceilings
- Downstairs powder room for guests
- Floor to ceiling windows
- Allocated car space and storage
- Elevator access
- European Laundry
- Australian timber flooring
- New kitchen with stone benchtops
- Daikin split system A/C

Rates: \$630ppq  
Land Tax: \$634ppq  
Body Corp: \$1,518ppq  
Living: 63m<sup>2</sup> (40m<sup>2</sup> downstairs, 23m<sup>2</sup> upstairs)  
Balcony: 13m<sup>2</sup>  
EER: 6.0