

47/71 Giles Street, Kingston, ACT 2604

maloneys

Sold Apartment

Friday, 11 August 2023

47/71 Giles Street, Kingston, ACT 2604

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment

\$517,000

Offering 78sqm of living space, with open plan access through stacking full-length glass doors to the 7sqm balcony, this one-bedroom plus study apartment offers convenience hallmarked by a sense of spaciousness throughout. You will be impressed by the light-filled, open plan and access-friendly living offered by this unique home. The full-size kitchen features an integrated dishwasher, stone bench-tops, Miele appliances, separate pantry and an abundance of storage. The spacious main bedroom is large enough for a king-size bed and the separate study includes built-in storage. The large north/westerly facing balcony provides the ideal place to enjoy a morning cuppa or an al fresco meal with the convenience of entertaining opportunities that will adequately cater for all of your needs, whilst providing a seamless blend of in and out-door entertaining options. The oversized doorways, rooms and bathroom ensure this unique home remains access-friendly and the main bedroom also features a walk-through robe to the bathroom. A full-size laundry incorporated into, yet separate from, the Bathroom and an array of storage options, convenient lift access, security intercom, split-system heating and air conditioning with a single, oversized, secure car-space, offers the astute buyer inner-city living at its best! Conveniently located adjacent to Canberra's premier culinary locale of the Kingston Foreshore and set atop a unique arcade of fine dining and cafe-society venues, this home is situated centre-stage within the emerging cultural precinct, including the renowned Bus Depot Markets and within easy walking distance of the Parliamentary Triangle, walking and cycling trails of the Lake, galleries, landmark buildings and Kingston Wetlands nature reserve. Property Highlights:- Spacious one bedroom north/westerly facing apartment - Separate study-Walk through robe- Reverse cycle heating/cooling- Superb Inner South location, half between Kingston Village and Kingston Foreshore- Lovely common area, with water feature- Large storage cage and secure parking- Intercom security- Within walking distance to the Waterfront, Parliamentary Triangle, Art Galleries, Libraries, Landmark Buildings & The Culinary Delights of Kingston Foreshore & Kingston Village Property Details: Apartment size: 78m² Balcony: 7m² Car space: 18m² Storage: 2.7m³ Body Corporate Fees: \$1,245.04 per quarter Rates: \$429.00 per quarter Land Tax: \$557.70 per quarter Year Built : 2010 Rental Appraisal: \$530.00 per week Number of Complex: 81 EER 6 Disclaimer: While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities in regards to any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.