

**5/9 Leichhardt Street, Kingston, ACT 2604**

**Apartment For Sale**

Thursday, 25 April 2024

5/9 Leichhardt Street, Kingston, ACT 2604

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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**\$849,000+**

Situated on the corner of the prestigious 'The Kingston' development, number 5 is a truly unique property that offers high quality finishes, an oversized outdoor entertaining space and a floor plan that maximises natural light. With 85m<sup>2</sup> of internal living space this property is sure to suit downsizers or a professional couple looking to reside in a property that feels more like a home than an apartment. Upon entering you're immediately met soaring ceiling heights that set the scene for the expansive home that lies beyond. The bedrooms are separated by the bathroom and ensuite which allows for maximum privacy. The living area is also flooded with natural light due to the floor to ceiling windows. The large courtyard is 43m<sup>2</sup> in size and that makes it truly unique as its one of the largest outdoor entertaining areas in Old Kingston. It is the ultimate entertaining space as it is both private and flows perfectly off the living room. The terrace is the perfect spot to entertain with friends in the afternoon sun or for pets to call home. Location wise, it's hard to get better. The property is located on the border of Kingston and Griffith and is therefore within sight of the Kingston Shops, a ten minute walk to Manuka, a fifteen minute walk to Barton and Lake Burley Griffin and a ten minute drive to the CBD. You will be at the doorstep to Canberra's best restaurants, cafes, bars and its largest employment district. Features:

- Ground floor, corner apartment
- Flooded with natural light
- 85m<sup>2</sup> internally + 43m<sup>2</sup> of courtyard space
- Functional floor plan with ample storage
- Lift access
- Secure building with video intercom
- Located one street away from Kingston Shops
- One car space with storage cage

Figure Summary (all approx):

- Body corporate: \$1,145 p.q.
- General rates: \$545 p.q.
- Water and sewage: \$165 p.q.