

**52/20 Eyre Street, Kingston, ACT 2604**



**Sold Unit**

Saturday, 17 February 2024

52/20 Eyre Street, Kingston, ACT 2604

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 62 m2**

**Type: Unit**



Belinda Riding  
0437363124



Fiona Murray  
0409582102

**\$530,000**

This immaculate one bedroom apartment offers the perfect blend of comfort, style & functionality, catering to the discerning buyer. Steps away from the vibrant 'Old Kingston' precinct filled with restaurants, cafes, supermarkets, bars & boutiques, your choice is endless. Experience spacious & versatile living with an open plan layout seamlessly connecting the living, dining & kitchen areas. You will love the abundance of natural light streaming through floor-to-ceiling windows & doors, which extend onto a generous balcony, while enjoying northerly views of the surrounding area. Discover the epitome of luxury with a sleek stone benchtop complementing the modern kitchen, boasting top-of-the-line Miele appliances including an integrated dishwasher, microwave, electric cooktop & oven, soft closing drawers also enhance the kitchen. Benefit from built-in storage solutions in the bedroom & living area & enjoy privacy with block-out blinds. Stay comfortable year-round with reverse cycle heating & cooling. Enjoy the convenience of an integrated European laundry complete with a dryer. Ensure peace of mind with an intercom system & secure parking. Additional storage space is provided with a dedicated storage cage. Don't miss out on this exceptional opportunity to immerse yourself in the charm & convenience of this suburb. Schedule a viewing today & begin your journey towards embracing all that this vibrant community has to offer. Highlights: Inner south sought after suburb 4th Floor New carpet Northern aspect Open plan living, dining & kitchen Floor to ceiling windows & doors Marble tiled flooring in entry way, kitchen & bathroom Stone benchtop Double sink Miele appliances - Integrated dishwasher & microwave, electric cooktop & oven Soft closing drawers Built-ins & block out blinds in bedroom Down lights Reverse cycle heating & cooling European laundry w/ dryer Entertaining balcony Intercom Secure parking Storage cage Visitor parking 120 Units in Kingston Place Essentials: Approximations Living: 62m<sup>2</sup> Balcony: 18m<sup>2</sup> Rates: \$1,966 per annum Strata: \$1,271 per quarter (admin & sinking fund) Land tax: (Investors only) \$2,388 per annum Estimated Rental Return: \$560-\$590 per week EER: 4