

**55/21 Dawes Street, Kingston, ACT 2604**

**Apartment For Sale**

Saturday, 13 April 2024

55/21 Dawes Street, Kingston, ACT 2604

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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**\$899,000+**

Located within one of the esteemed developments in historic Kingston, this spacious luxury apartment occupies the first floor, boasting an impressive 95m<sup>2</sup> of living space. Among the finest two-bedroom residences currently available, it epitomizes refined living. Positioned in 'Kingston Place', just across from the bustling Kingston Shops, the apartment offers unparalleled convenience with access to Canberra's premier dining spots and amenities. The proximity to Lake Burley Griffin, Manuka, and the Parliamentary Triangle ensures leisurely strolls to these iconic landmarks. With two designated parking spaces downstairs, weekends can be spent without the need for a car, and commuters can easily walk to work if employed locally. Additionally, the newly established Supabarn precinct, featuring one of Canberra's top supermarkets, is within walking distance. Upon entering, you'll be captivated by the functionality of the layout. A spacious living and dining area serves as the focal point, providing a seamless division between the two bedrooms for optimal privacy. Both the living area and the master bedroom offers access to the 26m<sup>2</sup> balcony, ideal for soaking up the morning sun or entertaining guests with a barbecue in the evening. The master suite, located on the front of the property, boasts ample storage and an ensuite with double vanities, discreet power points, natural light and a luxurious bath. The second bedroom is equally spacious and situated in its own wing, along with the main bathroom and laundry facilities, ensuring complete seclusion. Meticulously planned, impeccably finished, and adorned with a picturesque tree-lined view, this apartment leaves nothing to be desired. Whether you're an owner-occupier seeking the epitome of comfort or an investor looking for a lucrative opportunity, this property is sure to exceed expectations. Features:

- Located on the corner and has northern and eastern exposures
- Fantastic Kingston location, adjacent to Kingston Shops
- Spacious floorplan boasting 95m<sup>2</sup> internally plus 26m<sup>2</sup> of balcony
- Complete bedroom separation with each bedroom having their own wing
- Meile appliances
- Timber flooring
- Ducted reverse-cycle heating and cooling
- Option of NBN or VDSL2 internet broadband connectivity
- Two car spaces with storage cage

Figure Summary (all approx.)- Body corporate: \$1618 p.q.- General rates: \$500 p.q.- Water and sewage: \$185 p.q.- Land tax (if let): \$809 p.q.