

**56/18 Kennedy Street, Kingston, ACT 2604**

STONE

**Apartment For Sale**

Friday, 15 March 2024

56/18 Kennedy Street, Kingston, ACT 2604

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Jess Doolan  
0262538220



Alex Ford  
0262538220

**\$499,000+**

The perfect opportunity to claim your vibrant, premium and convenient lifestyle in Kingston with this stylish apartment in the Inner-South Canberra. Boasting a contemporary design, this residence offers a bright and airy ambiance accentuated by clean, modern design. 56/18 Kennedy Street features a generously proportioned layout that maximizes open space for effortless day-to-day living. With a wide balcony extending the living area and bedroom outdoors, residents enjoy a seamless blend of indoor and outdoor living, ideal for relaxation, work or entertaining. Conveniently located just a minute's drive from into Kingston Foreshore and nearby shops, residents have easy access to an abundance of amenities, including restaurants, transportation options, and shops. Additionally, the proximity to the picturesque lakes and walking paths around Lake Burley Griffin and Kingston Harbour adds to the appeal, offering residents the perfect balance of urban convenience and natural beauty in the heart of the Kingston region.

**Features Overview:-** North-west facing- Single level floorplan- Located a few blocks from Kingston Foreshore for shops, restaurants, cafes and other amenities- NBN connected with Fibre to the Build (FTTB)- Age: Built in 2011- EER (Energy Efficiency Rating): 5.5 Stars Sizes (Approx.)- Internal Living: 72 sqm- Balcony: 17 sqm- Total residence: 84 sqm- Underground Carpark: 16 sqm- Basement storage cage

**Prices:-** Rates: \$507 per quarter- Land Tax (Investors only): \$633.47 per quarter- Conservative rental estimate (unfurnished): \$510-\$530 per week

**Inside:-** Modern and open living-dining area- Grand kitchen with ample bench space, integrated dishwasher- Spacious master bedroom with walk in robe and custom cabinetry- Custom built in study nook in main bedroom- Large main bathroom with European laundry

**Outside:-** Balcony space with access from both living and bedroom- Situated on level 3 (top floor) of the complex

**Inspections:** We are opening the home most Saturdays with mid-week inspections. If you would like a viewing outside of these times please email us at: [jessdoolan@stonerealestate.com.au](mailto:jessdoolan@stonerealestate.com.au).

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