

6/8 Howitt Street, Kingston, ACT 2604

LUTON

Sold Apartment

Monday, 14 August 2023

6/8 Howitt Street, Kingston, ACT 2604

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment

\$656,000

Set on arguably one of old Kingston's prettiest streets, this two-bedroom, one-bathroom top floor apartment in the boutique 'Quadrant' complex is a delightful offering to the market. The north-facing living area depicts a stunning autumnal treescape vista whilst the rest of the apartment features new carpet and curtains, three balconies, fresh paint throughout, and is only a short walk to the vibrant and refurbished Kingston shops and the Kingston Foreshore precinct. With one basement car space and visitor parking, you will be immediately impressed by all that is on offer.

Features

- Direct entry to northerly facing living/dining area with built in shelving, wall-mounted air-conditioning unit, sliding glass and screen doors to front balcony with pretty leafy view
- Dining area also has built-in cabinetry, and sliding glass and screen door to side balcony
- Kitchen has stone bench tops, electric oven, rangehood and cooktop, double sink, dishwasher, ample storage, timber flooring and servery window
- Master bedroom has walk-in wardrobe, sliding glass and screen door to back balcony and a large wall-mounted mirror
- Bedroom two also has a sliding glass and screen door to back balcony plus built-in wardrobe (housing a floor safe and the newly replaced hot water system)
- Bathroom has shower, a separate bath, vanity, generous storage cupboards and a skylight for extra light and also houses the European style laundry with wash tub and dryer
- Separate powder room with vanity
- Multi-purpose room, perfect as a second walk-in wardrobe, reading nook, quiet study nook
- Linen press in hallway
- One car space in basement garage
- Easy walk to refurbished Kingston shops, Lake Burley Griffin and the Kingston Foreshore, public transport, local parks and schools, Manuka Oval and Manuka Pool
- Short drive to the Parliamentary Triangle, City Centre

Other Features:

- EER: 2
- The Quadrant built in: 1985
- Apartment size: Internal: 83m²; Front balcony: 14m²; Side balcony: 6m²; Back Balcony: 12m²
- Rates: \$713 p.q (approx.)
- Strata fees: \$933 p.q. (approx.)
- Land Tax (if rented out): \$956 p.q. (approx.)
- Stair access only
- Rental Potential: \$530- \$580pw