

601/82 Wentworth Avenue, Kingston, ACT 2604

PURNELL
SINCE 1987

Apartment For Sale

Thursday, 16 May 2024

601/82 Wentworth Avenue, Kingston, ACT 2604

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



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By Negotiation

This near new, well-built complex was completed in December 2022 with this apartment only having one owner-occupier. Perched high on level 6 of this prestigious development, this spacious three bedroom has panoramic views of the Inner South and captures all of Canberra's icons within its gaze. The property is flooded in natural light due to its northerly orientation and you feel as if you are floating above the neighbouring buildings. Perfectly located in Kingston, this spacious three-bedroom apartment is a must see for any investor or owner occupier. Living here you will be able to fully embrace the Inner South lifestyle with some of Canberra's best eateries at your doorstep and within walking distance to the Kingston Foreshore, Manuka, around Lake Burley Griffin and to the Parliamentary Triangle. You will also be walking distance to Green Square, Kingston Bus Depot and Fyshwick Fresh Food markets, making your Sunday mornings filled with fresh fruit and a coffee whilst picking up your weekly groceries. Stepping inside you are met by an entry hallway with that sets the scene for the quality home that lies beyond. The floor plan is functional, and the apartment has been deliberately divided into two wings, giving privacy to the master bedroom away from the other two rooms. The balcony is situated on the corner and therefore captures a stunning amount of natural light during the day. This makes for a great spot to enjoy your morning breakfast or entertain with friends in the afternoon whilst watching the sunset over Red Hill. This apartment features a laundry room away from the living spaces, unlike the European style commonly featured in apartments. The building was built by arguably Canberra's most trusted builder in BLOC. Its construction is second to none with the highest standards of quality through structure, waterproofing and acoustics design. Amenities include a fully equipped gym and barbecue area. The apartment also includes two car spaces and storage cages downstairs with lift access making this apartment ideal for the whole market from first-home buyers through to down-sizers.

In Summary:

- Spacious 108m² internal living plus 15m² of balcony space
- Northern and western exposures
- Individual private double garage
- Laundry room
- Ensuite to master bedroom
- Walk in robe to master bedroom
- Entry hallway
- High end finishes
- Built by BLOC, an award winning architectural practice
- Lift access
- Great for an owner occupier or investor
- Audio intercom to control building entry, basement door and lift
- Air-conditioning split system to living room and master bedroom
- Double glazed windows and doors throughout
- AEC electric oven with 4 zone ceramic cooktop
- AEG undermount rangehood in kitchen, externally vented
- Engineered stone benchtop
- Simpson 4.5kg dryer
- Brodware Tapware with brushed copper finish to kitchen
- Outdoor weatherproof double power unit on main balcony
- Outside park and barbecue area located at the rear of the building for residents to enjoy
- Fully equipped gym and yoga wellness space located securely on the ground floor for residents
- Apartment located on Level 6
- 24/7 collection parcel management system for couriers to deliver to the ground floor lockers located near the resident mailboxes

Figure summary (all approx.):

- Body corporate: \$1,082 p.q.
- General rates: \$512 p.q.
- Water and sewage: \$185 p.q.