

608/82 Wentworth Avenue, Kingston, ACT 2604



Apartment For Sale

Wednesday, 8 May 2024

608/82 Wentworth Avenue, Kingston, ACT 2604

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 133 m2

Type: Apartment



Justin Ingram
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Jess Kercher

\$1,295,000

Nestled on the top floor of the 82W development, this three-bedroom apartment epitomises enduring quality and elevated living. Apartment 608 exudes a welcoming ambiance and coziness. Its thoughtfully planned layout features a main bedroom with a walk-in robe and ensuite, separated from two secondary bedrooms, each with built-in robes and convenient access to the main bathroom. The airy open-plan living and dining are bathed in natural light streaming through floor-to-ceiling double glazed windows and sliding doors with access to both balconies from either the dining area or living area. The kitchen boasts a generous island bench, integrated fridge/freezer, dishwasher and microwave, mirrored splashback, and ample storage space. Enjoy the luxury of premium amenities such as plush carpeting, ducted heating and cooling for year-round comfort, and the convenience of a clothes dryer thoughtfully included. Additionally, relish the ease of a spacious two-car lock-up garage located within the basement. Experience the craftsmanship of Bloc evident in the high-quality fixtures and finishes throughout this residence. Immerse yourself in a lifestyle that seamlessly blends sophistication, functionality, and comfort. IMPORTANT FEATURES: * As new carpet to living area* Ducted heating and cooling * Integrated fridge/freezer, dishwasher and microwave* Stone benchtop * Floor to ceiling tiles in bathroom and ensuite* Separate laundry with clothes dryer* Clothes dryer included * Large two car garage in basement IMPORTANT NUMBERS: * Internal living: 133 sqm * External living: 65 sqm * Garage: 50 sqm* EER: 6.0 Stars* Rates: \$508 pq approx. * Land tax: \$551 pq approx. * B/Corp: \$1,300 pq approx.* Rental estimate: \$900 - \$925pw Disclaimer: The information contained herein is gathered from sources considered to be reliable, however MRKT Property accepts no responsibility for inaccuracies. All interested parties must solely rely on their own enquiries, inspections and confirm all information provided.