

62/55 Dawes Street, Kingston, ACT 2604



Apartment For Sale

Thursday, 25 January 2024

62/55 Dawes Street, Kingston, ACT 2604

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 103 m2

Type: Apartment



Louise Harget
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Dan McAlpine
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Offers over \$899,000

Experience the epitome of convenience in the serene calm space, that is 62/55 Dawes Street, Kingston. The spectacular presentation emphasizes the generous living areas where the kitchen intersects a generous dining area and mirrored living room, both with ideal flow onto private alfresco spaces both front and back. Space, light and location just across the street to Norgrove Park and the walking tracks circling the lake, moments away from the Parliamentary Triangle, this residence offers a coveted lifestyle. Boasting an impressive 103 sqm of internal space plus 67m² of courtyard, this apartment effortlessly combines easy living with luxurious touches that will impress. The central kitchen is a standout feature, featuring a generous stone benchtop, 900mm gas cooktop, integrated dishwasher and double pantry. With seamless connections to the lounge and dining areas, the kitchen effortlessly extends to the outdoors, creating a harmonious flow and with a covered outdoor dining space. Or, catch the morning sun off the dining room, with its rich backdrop of hedged camelia. The main bedroom is a showstopper, with a spacious built in wardrobe, contemporary ensuite and private courtyard outlook through neutral linen curtains. A second well-sized bedroom with bespoke bookshelf/ entertainment unit and adjoining full master bathroom. Additionally, a built in study nook is the quiet work from home space, and a valuable addition to this property. The apartment's exceptional features are complemented by its superb location. Just minutes away from the City, Kingston, and Manuka, residents have easy access to a myriad of amenities and attractions.* Two generous bedrooms + functional study/office space with built in cabinetry* Main bedroom with substantial built in wardrobes and large ensuite* Timber flooring throughout the living spaces, wool blend carpet to bedrooms* Quality main bathroom floor to ceiling tiles + oodles of mirrored storage* High ceilings throughout, R/C air conditioning, high quality blinds and linen curtains* Raised and irrigated planter boxes in both courtyards* Secure basement parking (tandem) and dual storage cages* Ideal N/NW aspect for ample natural light * 103m² internal space 67m² terrace (approx.)* Council Rates \$2,649pa, Land Tax (if rented) \$3,252pa, Strata Levies \$7,715pa (all approximate)Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.