

70/22 Eyre Street - 'Kingston Place', Kingston, ACT 2604



Apartment For Sale

Monday, 15 January 2024

70/22 Eyre Street - 'Kingston Place', Kingston, ACT 2604

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 211 m2

Type: Apartment



Alisa Lawrence
0261624141



Michael Potter
0413830598

By Negotiation

Viewing - BY APPOINTMENT ONLY - please contact Agent for details THE APARTMENT: Instantly appealing, ground floor apartment offering privacy, seclusion and open plan living (142m² approx.) located in a super convenient, Inner South locale. Apart from the prime location, and quality appointments, the design has been crafted for an easy care, cosmopolitan lifestyle with a strong emphasis on effortless indoor and outdoor living. Attributes that will definitely please any discerning buyer. Showcasing a wonderful north orientation offering sun filled living area, large courtyard (69m² approx.), deluxe bathrooms and a stunning kitchen. Furthermore, a private segregated master suite, solid timber flooring, ducted heating and cooling, excellent storage room (12m² approx.) and secure 2 car basement parking.THE LOCATION:Across the road from the popular Old Kingston Shops, walking distance to the Foreshore and Old Bus Depot Markets and proximity to local clubs, private schools, Manuka shopping and City Centre precincts.HIGHLIGHTS:-stunning, 3 bedroom ensuite, ground floor apartment-sun filled open plan living area with study nook-Australian hardwood timber floors-kitchen features glass splash back, thick stone bench tops, soft close drawers, extensive pantry space, quality appliances including dishwasher, 'Gaggenau' oven and microwave-separate laundry adjacent to the kitchen-segregated master bedroom with walk-in-robe, large modern ensuite, double vanity basins and bath-built in robes in Bedrooms 2 and 3-modern main bathroom -ducted reverse cycle air-conditioning-remote controlled ceiling fans in all bedrooms -secure intercom access with voice and visual display-security system-data point-study nook-quality window treatments -'Magnetite' retrofit double glazing on windows in bedrooms 2 and 3-5mm glass windows in living area and Bedroom 1-recessed lighting-secure basement parking for 2 cars (next to lift)- lift access -basement storage cage-large storage room with power and lighting and only metres from the apartment-very popular location close to all amenitiesPLEASE NOTE: The apartment is to be exhibited empty and the images of furniture etc. on this website were taken prior to the seller vacating. ADDITIONAL INFORMATION:-Block: 2 Section: 18-Unit 70 in Unit Plan: 3676-Living area: 142m² -Carpeted storage room adjacent to the apartment: 12m²-Courtyard area: 69m²-Land Rates: \$683 per qtr-BODY CORPORATE MANAGER: Canberra Strata - 6295 6888-Contact: Jason Malcolm - jmalcolm@canberrastrata.com.au -BODY CORPORATE FEES (per quarter) -Administration Fund: \$2007-Sinking Fund: \$803-Defect Fighting Fund: \$1,003All measurements and values above are approximate.PLEASE NOTE: Rectification works have been ongoing on Kingston Place development and the enticing listing price guide of Offers above \$1,095,000, takes into consideration the Body Corporate Fees detailed above. *DISCLAIMER: The floor plans and any aerial photographs with highlighted boundaries provided on this website may not be entirely accurate and are not necessarily to scale. They are intended as a guide only and must not be relied upon. In addition, the property information provided has been obtained from sources we deem to be reliable, however, Michael Potter Real Estate cannot guarantee its accuracy and persons should rely on their own due diligence.