

72/47 Kennedy Street, Kingston, ACT 2604

PURNELL
SINCE 1987

Apartment For Sale

Friday, 8 March 2024

72/47 Kennedy Street, Kingston, ACT 2604

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Nick Purnell
0262952011

\$600,000+

Supremely located on Kingston's Kennedy Street with an abundance of local cafes, restaurants and bars at your doorstep, this spacious two bedroom apartment is in the heart of the action. Further away but still a short walk is Lake Burley Griffin, the Kingston Foreshore and the Parliamentary Triangle. This means you will have all of the best amenity at your doorstep. This offering marries the older style brick construction with the modern finishes seen in newer units, meaning you have the latest mod cons but the quality construction of an older building. The brick construction means it has great thermal and noise insulation. It has windows on both sides and unlike newer apartments this means it is filled with natural light. In summer you are able to get great cross ventilation as the sliding doors can be opened to both of your large courtyards. Stepping inside you will be taken aback by the generous size of the apartment as it has separate living and dining areas, whilst not compromising on space in either one. This gives you the option of having two meals areas or a large living space. The property will suit an owner occupier or an investor looking to secure a fantastic Inner South property. In Summary:- Great location, walking distance to Kingston Shops, Kingston Foreshore & Parliamentary Triangle- Freshly painted and carpeted - Two large courtyards - Separate toilet- Air conditioning- Brick construction Recent Sales: 4/12/2023 54/47 Kennedy Street \$625,000 23/10/2023 31/47 Kennedy Street \$607,000 06/03/2023 7/47 Kennedy Street \$612,500 18/10/2022 30/47 Kennedy Street \$610,000 Figure Summary (all approx.): - 87m² internally + 24m² on one balcony & 19m² on the other - Body corporate: \$716 p.q. - General rates: \$642 p.q. - Water and sewage: \$185 p.q. - Land tax (if let): \$809 p.q.