

**8/30 Cunningham Street, Kingston, ACT 2604**



**Sold Apartment**

Saturday, 17 February 2024

8/30 Cunningham Street, Kingston, ACT 2604

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 88 m2**

**Type: Apartment**



Jennifer Ward  
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**\$662,000**

Enjoy effortless living in this exceptional apartment located in one of Canberra's most coveted areas! Occupying a ground floor position in the beautifully maintained and well-equipped 'Brighton' complex, this north-facing apartment is set amid flourishing gardens and features two balconies at each end that provide a leafy outlook and peaceful breezes. Combined with great onsite facilities as well as local cafes and restaurants just down the road, this is an opportunity you won't be able to pass up.

- Remarkably spacious, open plan living area which provides space for both lounge and dining zones
- Practical and efficient kitchen offering electric cooking, ample storage and dishwasher
- Two generously sized bedrooms, each with built-ins and access to rear balcony
- Two modernised well-presented bathrooms, with a luxurious spa bath in the master ensuite and laundry facilities in the main
- Front and rear balconies enjoy a leafy outlook which also provides valuable privacy
- Split system reverse cycle a/c in living area and master bedroom for heating or cooling as needed
- Secure basement parking for one car, as well as visitor parking and intercom security
- Great onsite resident facilities including a swimming pool, gym, tennis court and gardens
- Fantastic opportunity for first home buyers, as well as downsizers and savvy investors
- Enviably located within walking distance of the parliamentary triangle as well as minutes to the Kingston shops, the Foreshore, and Manuka
- EER rating of 6
- Rates: \$521.99 pq
- Body corporate: \$1019 pq