

85/29 Dawes Street, Kingston, ACT 2604

home by holly

Apartment For Sale

Saturday, 24 February 2024

85/29 Dawes Street, Kingston, ACT 2604

Bedrooms: 1

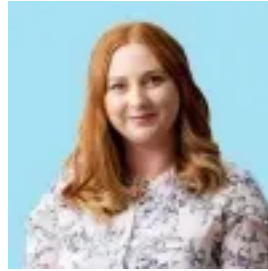
Bathrooms: 1

Parkings: 1

Type: Apartment



Holly Komorowski
0491850701



Tenille Paul
0491850701

\$430,000+

The Salt Apartments designed by award winning Nathan Judd Architect, brings a contemporary design focus and a fresh eye to an established heritage precinct. Vibrant, youthful and thoroughly liveable, salt.85 is for those who appreciate design and are seeking a one bedroom apartment out of the box. The buyer with a sixth sense for high-caliber design. Although shouldered by quiet streetscapes, 100 year old evergreen cedars and heritage enclaves, don't be fooled, the energy of this one bedroom apartment is resplendent - with the highest quality finishings and tree-top views over Kingston. There is an uninterrupted elevation, with expansive solar access captured from the north. The interchangeable view across the elevated Inner South position offers a spectacular vista for all seasons looking across the historic Kingston Precinct. The play on colour is enhanced as the sun crosses the sky, the patchwork of organic tones are uplifting and revitalising, A highly finessed, polished and practical layout, the home incorporates luxurious finishings with the intelligence of functional space. The hallway combines areas for study and storage, and the kitchen flows effortlessly from lounge to balcony. The kitchen is complete with top-of-the-line appliances, high-quality fittings, and ample storage space, providing the perfect setting for preparing your fave dishes and entertaining guests. The bedroom is complete with a spacious built-in robe and the clever use of space extends to an inbuilt desk, providing a dedicated area for work, study or a dressing table. The bedroom offers a convenient transition through to a sophisticated two-way bathroom. Embrace the minimalist palette to create a sleek, modernist abode or make it your own - richly endowing the crisp white walls with art and filling the open spaces with curated pieces, loved objects. Perfect for first home buyers, downsizers and investors, this home is the height of apartment living, putting comfort and convenience at your fingertips. Residents will appreciate the additional amenities, including secure basement parking and a large lockable storage shed. All within walking distance are the Old Kingston shops, Green Square, Kingston Foreshore and Manuka. Surrounding is the best that Canberra has on offer, the National Gallery, National Library, Telopea Park and Manuka Pool and oval. Features: .moments from the old Kingston Precinct, Kingston Foreshore and boutique shopping. 1 bedroom apartment with lift access. modern kitchen with stone bench-tops, central island bench with breakfast bar, soft-close cabinetry, pantry and quality tap-ware . Bosch appliances including oven, electric stove. lounge area with sliding glass doors out to the balcony. covered balcony with tree top views over Kingston. spacious bedroom with mirrored built-in wardrobe and louvres for additional natural light. bathroom with bedroom and hall access, under tile heating, shower with rainfall shower head, mirrored medicine cabinet and vanity. ducted heating and cooling for year-round comfort. European laundry. linen cupboards in hallway. double glazed windows. solar hot water. basement car space with excellent access. basement lockup storage FINE DETAILS (all approximate): EER: 6.0 Built: 2018 Living size: 50 sqm Balcony: 6 sqm Total: 56 sqm Rates: \$1,335 pa Land tax: \$1,535 pa (investors only) Admin: \$816.85 pq Sinking: \$169.02 pq Total: \$985.87 pq Total number units in complex: 105 units Rental opinion: \$460 - \$480 p/wk