

**87/56 Printers Way, Kingston, ACT 2604**

**Sold Apartment**

Friday, 11 August 2023

87/56 Printers Way, Kingston, ACT 2604

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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**\$495,000**

Perfectly located just moments away from the hustle and bustle of the Kingston Foreshore, yet far enough away from the bars and restaurants to feel tranquil and quiet. The location is arguably one of the best in Kingston, it is extremely private, has established trees providing shade in the summer. You will be within a five-minute walk to Lake Burley Griffin, the Kingston Shops and also just moments away from Manuka and the Parliamentary Triangle. Stepping inside you are immediately greeted by the living area and the beautiful courtyard that is generously sized and an extension of the space, creating a calm and relaxing feel. The generous size is not the only thing that sticks out in this property, the finishes are also stunning. Number 87 'Viridian' features stone bench-tops, floating timber floors, gas cooking, stainless steel appliances. The bedroom is equally as spacious and the study alcove is a great space for a work from home office or you could configure it as a larger dining area. This property will suit an owner occupier looking to reside in a quiet and fantastic location or an investor looking to secure a fantastic investment. In Summary:- Large entertaining courtyard- Ground floor with lift access to basement car space and storage cage- Pet friendly- Flooded with afternoon sun- Fantastic location, halfway between Kingston Shops and Kingston Foreshore- Spacious floorplan- Timber flooring

Figure Summary: • Body corporate: \$1170.50 p.q. (approx.) • General rates: \$544.05 p.q. (approx.) • Water and sewage: \$175 p.q. (approx.) • Land Tax (if let): \$642.13 p.q. (approx.) • Living: 55m<sup>2</sup> (approx.) • Courtyard: 31m<sup>2</sup> (approx.)