

9/10 Parbery Street, Kingston, ACT 2604



Sold Unit

Tuesday, 28 May 2024

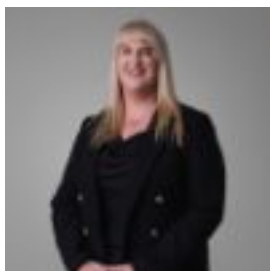
9/10 Parbery Street, Kingston, ACT 2604

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



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\$915,000

Investors, get ready to be impressed! This stunning apartment not only boasts a prime location and luxurious amenities but also features a commercial shopfront that is an absolute delight. With no internal access to the main living space, this shopfront can be leased separately. Welcome to "Kingsborough", located at 9/10 Parbery Street, Kingston. This amazing property boasts an unbeatable location, right in the heart of one of the most vibrant and popular neighbourhoods in the city. With cafes and shops right below you, you'll be living in the centre of all the action. As you make your way up the stairs to your new home, you'll be greeted by a spacious and welcoming kitchen and dining area. The kitchen is a true showstopper, with all-black fixtures and features that give it a chic and sophisticated feel. This is the perfect space for cooking up a delicious meal or entertaining guests with ease. The apartment features two large bedrooms, each designed with comfort and relaxation in mind. One of the bedrooms even boasts its own private balcony. It's the perfect spot for sipping your morning coffee or enjoying a glass of wine in the evening. The other bedroom features an ensuite bathroom, adding an extra touch of luxury to your new home. The shopfront comes complete with a toilet and basin, making it a versatile space that can be used for a variety of commercial purposes. The fit-out is also impressive, with a sleek and modern design that is sure to attract customers and clients. Don't miss out on the opportunity to own a property that offers both a stylish apartment and a fantastic commercial shopfront.

Features:

- Open-plan living
- Smeg kitchen appliances
- Modern finishes in the kitchen
- Ample storage in the kitchen
- European laundry
- Reverse cycle heating and cooling
- Stylish bathrooms
- NBN connection
- Double-glazed windows throughout
- Herringbone tiled flooring in the living area
- Mirrored sliding cupboards in both bedrooms
- Single garage with internal access
- Positioned within the Kingsborough' precinct
- 5-minute walk to the Kingston Foreshore

Essentials:

Residential apartment:

- EER: 6
- Living area: 74m² approx.
- Balcony size: 6.5m² approx.
- Garage: 18.6m² approx.
- Expected Rental return: \$650.00 to \$680.00 per week.

Commercial (shop front)

Shop front current rent: \$1,821 per month

Shop front: 40m² approx.

Joint costs:

- Rates: \$2,200 p.a.
- Land tax: \$2,663.32 p.a.
- Strata levies: \$1,713.45 p.q. approx. less