

9/77 Leichhardt Street, Kingston, ACT 2604



Apartment For Sale

Saturday, 17 February 2024

9/77 Leichhardt Street, Kingston, ACT 2604

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Brett Russell
0261030843

\$645,000+

Situated in the sought-after 'Eminence' complex, this remarkable two-bedroom apartment presents an excellent opportunity for first-time buyers, downsizers, couples, or savvy investors. Boasting a central location with easy access to all local amenities, this property is attractively priced for a quick sale. Upon entering, you'll be welcomed by the spacious open-plan living/dining area, perfect for relaxation and entertainment. The living space seamlessly extends to a covered outdoor balcony, providing an ideal setting for BBQs and outdoor living. The well-positioned kitchen features modern amenities, including an electric cooktop, range hood, dual sink, dishwasher, electric oven, microwave space, ample storage, and a 20mm granite benchtop. Concealed behind doors is the laundry, with convenient access to the two-way main bathroom. The sizable main bedroom, adjacent to the living/kitchen area, offers built-in cupboards, abundant natural light, and a well-appointed ensuite. This bedroom also opens onto the balcony through a sliding door. The second bedroom is equipped with built-in robes and direct access to the main bathroom. The two-way main bathroom features a vanity, ample bench space, a separate shower, and a toilet. Throughout the unit, you'll find beautiful carpets and neutral paint tones, creating a turnkey living space. A designated underground secure car space with a storage cage is easily accessible via a lift. The 'Eminence' development, housing only 35 residential apartments across four levels, is conveniently located just a short stroll from popular restaurants, cafes, bars, and boutique shops. Additionally, it is minutes away from the Old Bus Depot Markets, Lake Burley Griffin, Kingston Foreshore, Fyshwick, Parliamentary Triangle, and the City Centre.

Property Features:- Master bedroom with robe, ensuite, and balcony access- Spacious second bedroom with built-in robes and bathroom access- Two-way main bathroom with vanity, shower, and toilet- Concealed laundry with dryer- Open plan living/dining with balcony access- Well-equipped kitchen with stainless steel appliances and granite bench-tops- Reverse cycle air-conditioning- Covered and spacious balcony with dual access- 1 allocated car space under the building with a storage cage- Security intercom- Short walk to Kingston and the Foreshore- Bus stop 200 meters away with Red Rapid 200 series and 80 routes heading south and north daily

Enjoy the convenience of living within walking distance to Kingston Shops and Kingston Foreshore, with a short drive to Manuka, Barton, Parliamentary Triangle, and direct access to the City, Fyshwick, and Woden.

Disclaimer: While we have taken great care in compiling the general and marketing information for this sale listing, Canberra Property Partners disclaims any responsibility and liability for errors or inaccuracies contained herein. We strongly encourage prospective buyers to conduct their own investigations and visit the property in person to ensure it aligns with their unique needs and circumstances.