

101/61 Giles St, Kingston, ACT, 2604

Apartment For Sale

Friday, 19 July 2024

101/61 Giles St, Kingston, ACT, 2604

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Nick Purnell

Split level townhouse feel.

Located within the prestigious 'Gateway' development at Kingston Foreshore, this apartment epitomizes modern urban living in Canberra. The prime location offers proximity to Kingston, Manuka, and their array of cafes, restaurants, and bars, making it a coveted spot for residents looking to enjoy the city's vibrant lifestyle.

The apartment itself features north-facing living areas that flood with natural light, complemented by a spacious balcony ideal for relaxation or entertaining. With two generous bedrooms, including one with an ensuite, privacy and comfort are assured. The kitchen is both practical and stylish, equipped with gas cooking, a dishwasher, and ample storage and preparation space. It seamlessly connects to the dining area, which opens up to a large living space adorned with floor-to-ceiling windows, creating a bright and inviting atmosphere.

This property is perfectly suited for a professional couple, individual, or small family seeking a blend of convenience and luxury in one of Canberra's most sought-after locations. It could also suit an investor looking for a unique offering that is in a blue chip location.

In Summary:

- Spacious open plan apartment in the 'Gateway'
- Split level for bedroom privacy
- Fantastic location on the Kingston Foreshore
- Flooded with natural light with North facing aspect
- Gas cooking
- 95m2 internally & 15m2 internally

Figure summary (all approx.):

- Body corporate: \$2051p.q
- General rates: \$655p.q
- Water & sewerage: \$170p.q
- Land tax (if let): \$827p.q
- Built in 2004