

102/72 Wentworth Avenue, Kingston, ACT 2604



Apartment For Sale

Monday, 8 July 2024

102/72 Wentworth Avenue, Kingston, ACT 2604

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Nick Purnell
0262952011



Angie Meli
02 6295 2011

Auction (if not sold prior)

From the moment you arrive outside 'The Brighton' you realise this isn't your run of the mill apartment complex. It is flanked by stunning established trees, heritage houses and located just a stone's throw away from Kingston shops, the Kingston Foreshore and Lake Burley Griffin. It is also set around an internal courtyard which contains amenities not seen anywhere else in Kingston. This well-maintained resort style complex boasts a pool, gym and tennis court which makes it a great place for young families or professional couples looking to live an active lifestyle. After you step inside this ground floor apartment you are immediately impressed by the spacious living / dining area and the sun that floods the living bedroom. The living area has an eastern facing balcony which is a great spot for entertaining and the bedroom has access onto the rear balcony which captures the afternoon light. Having two balconies allows for the property to have two sources of natural light and sliding doors to open and enjoy the breeze in the summer months. Totalling 60m² internally plus 22m² of balcony space, this generously sized apartment is sure to appeal to both investors and owner occupiers. In summary:- Ground floor and east facing- Walk to Kingston, Lake Burley Griffin, Molonglo River cycling loop and the Parliamentary Triangle- 60m² internally, 15m² front and 7m² back balcony- Renovated bathroom- Pool, gym & tennis court- Reverse-cycle heating and cooling Figure Summary (all approx.): - Body corporate fees: \$1088 p.q.- General rates: \$527 p.q.- Land tax (if rented): \$644 p.q.- Water and sewage: \$185 p.q.