

**110/10 Currie Crescent, Kingston, ACT, 2604**



**Apartment For Sale**

Thursday, 29 August 2024

110/10 Currie Crescent, Kingston, ACT, 2604

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Kingston Park Courtyard Retreat

Nestled within the Kingston Park complex, this apartment is perfectly designed to take advantage of its coveted north-facing courtyard. Just steps away from Telopea Park, this residence offers the ideal balance between vibrant Inner-South living and peaceful privacy. The spacious north-facing courtyard bathes the open-plan living and dining areas in natural light, creating a seamless indoor-outdoor flow that's perfect for relaxing or entertaining.

The well-appointed kitchen features ample bench space, all-electric cooking, and generous storage, effortlessly connecting to the living area, making it the heart of the home. The accommodation includes two generously sized bedrooms, each with built-in robes. The main bedroom offers direct access to the courtyard, creating a private retreat. The bathroom is both stylish and functional, with a cleverly integrated laundry space.

Whether you're a home buyer or an investor, this lifestyle apartment stands out not just for its location mere moments from Kingston, Manuka, and the Foreshore but also for its expansive layout and exceptional courtyard aspect.

### In Summary

- 2 bedrooms, 1 bathroom, and 1 secure parking space
- North-facing open plan lounge and dining, seamlessly connected to the expansive private courtyard
- Well-sized kitchen with ample bench space, all-electric cooking, and generous storage and underfloor heating
- Two well-proportioned bedrooms with built-in robes, the main with direct courtyard access
- Double glazed doors to courtyard
- Stylish bathroom with an integrated laundry nook
- Shared complex pool facilities
- Ideally located within walking distance to top schools, restaurants, the route 6 bus stop and the shopping villages of Kingston and Manuka
- Single underground secure car space

### Figure Summary (approx.)

- 55sqm Internal living
- Body Corporate \$1,135pq
- General Rates \$616pq