

114/72 Wentworth Ave, Kingston, ACT, 2604

LUTON

Apartment For Sale

Friday, 16 August 2024

114/72 Wentworth Ave, Kingston, ACT, 2604

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Kate Yates

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Freshly Updated Haven

With a northerly aspect and leafy outlook, this updated two-bedroom apartment with a generous ensuite is a lifestyle haven. Fitted with new carpet, a new oven and cooktop and freshly painted throughout, you'll feel like you're in a brand-new home! The open plan living area is light and bright with reverse cycle air-conditioning. The master bedroom is generous with a walk-through wardrobe and private ensuite with spa bath. The second bedroom has easy access to the second bathroom and there is a separate laundry and linen press. The balcony has been freshly painted and takes in the leafy area views. Visitor parking is abundant and there is one allocated car space in the basement car park. The Brighton complex is renowned for its resort style amenities including a gym, tennis court, pool and gorgeous gardens and is a short distance from the local Kingston shops, public transport and local schools. A short drive and you're within the Kingston Foreshore precinct and close to Lake Burley Griffin, Telopea Park, the Parliamentary Triangle and Government offices.

- Two-bedroom, two-bathroom, third floor apartment with leafy outlook towards Wentworth Avenue
- Open plan living area with brand new carpet, sliding glass and screen door to freshly painted balcony
- Modern kitchen in neutral tones with dishwasher, tiled splash-back, pantry, ample storage, rangehood and brand-new electric oven and cooktop
- Master bedroom is spacious and light-filled with walk-through mirrored wardrobes to the ensuite
- Ensuite features spa bath with overhead shower, vanity and toilet
- Bedroom two is also generous in size with mirrored built-in robe and blinds
- Modern bathroom features separate shower, toilet and vanity
- Separate laundry facilities with wash tub
- Good sized linen press

Other features:

- Security intercom
- Reverse-cycle air conditioning unit in living area
- Roller blinds on windows
- Single car accommodation in underground carpark plus visitor parking
- Quiet complex with stair only access
- Complex has an outdoor pool, gymnasium and tennis court
- Easy walking distance to Kingston shops, the Kingston Foreshore, public transport and schools
- Located close to the Parliamentary Triangle, Fyshwick Markets, the Old Depot Markets, Manuka Oval and Manuka Village Shopping Centre
- EER: 6
- Body Corporate fees: \$1,232 p.q. (approx.)
- Rates: \$520 p.q. (approx.)
- Land Tax (if rented out): \$629 p.q. (approx.)
- Apartment Size: 82m² (Internal)
- Complex built in: 1997