

115/82 Wentworth Avenue, Kingston, ACT, 2604



Apartment For Sale

Thursday, 12 September 2024

115/82 Wentworth Avenue, Kingston, ACT, 2604

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Nathan Burraston

Affordability meets Elegance, Class and Quality

Securely positioned on the first floor this gorgeous apartment affords peaceful views over the beautifully landscaped courtyard of 82W, with no street frontages either, your peace won't be disturbed by traffic despite the very central location.

With a well laid out 89m² of internal living plus functional balcony you will enjoy generously proportioned meals and living areas which allows for spacious furnishing options perfect for living in comfort and entertaining.

Luxury modern finishes define the kitchen as well as the top end appliance selection while loop pile wool carpet flooring flows through the apartment adding a soft touch of comfort and quality.

The location is outstanding with some of Canberra's best public and private schools withing walking distance or a short commute. The gears of Australia's government turn in the departments situated in Parliamentary Triangle under 5 minutes away by car. Or, be spoilt for lifestyle options after hours and on weekends with some of Canberra's best fashion boutiques, popular restaurants, cafes, bars and home goods stores located nearby at Manuka, old Kingston shops, the Kingston Foreshore and the Griffith shops.

The building features a Gym and a Yoga studio with kitchenette and bathroom facilities, restricted access basement with 2 car spaces, a metal enclosed storage unit, a very cool entry foyer as well as a peaceful residents garden with Barbeque and seating areas. With a TAYLR parcel locker, you will never miss an important delivery again.

General features:

- 89m² living + 8m² balcony
- Double glazed windows throughout
- Loop pile wool carpet throughout
- LED downlights throughout
- Retractable flyscreens to balcony
- Luxeflex Lumishades
- Luxeflex Duette Shades
- Extensive bedroom wardrobe space

Kitchen features:

- 20mm Caesarstone benchtops
- Single piece mirrored splashback
- AEG Induction 4 zone cooktop
- AEG oven
- Externally ducted rangehood
- AEG semi integrated dishwasher
- 80cm deep island bench breakfast bar
- Abundance of storage, soft close drawers

Bathroom / Ensuite features:

- Large wall mount vanity
- Mirrored shaving cabinets
- Drawers under vanities
- Double towel rails
- Full height wall tiling

Other features:

- Formal laundry room
- Westinghouse 4.5kg front load dryer

Outgoings:

Body Corporate \$994.70 / quarter (2024)

Rates \$1,848.94 annum (2024)

Land Tax \$2,238.92 / annum (2024, only if rented)

Water & Sewerage \$186.77 / quarter