

12/71 Giles Street, Kingston, ACT 2604



Apartment For Sale

Saturday, 29 June 2024

12/71 Giles Street, Kingston, ACT 2604

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 72 m2

Type: Apartment



Dan McAlpine
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Brendan McKenzie
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\$519,000

Larger than most, this immaculate one bedroom apartment offers a spacious 72sqm of light-filled internal living and all the vibe that Kingston Foreshore has to offer. Positioned on the 1st floor of the ever-popular 'Aspire' development, there are many aspects that set this spacious property apart from the competition; a full length covered balcony opening from the bedroom and living space with a private and green outlook, plus a large bedroom with custom walk through robes and two way bathroom. Not to mention the condition: Immaculate. A soft colour palate, with striking white Caesarstone kitchen, Miele appliances, spacious pantry and large fridge cavity, plenty of cupboards and integrated dishwasher. Perfect for the first home buyer, astute investor or professionals looking for an easy care lifestyle close to the parliamentary triangle, recreational offerings of Lake Burley Griffin and short drive into the CBD.* 1 bedroom, study nook, 1 bathroom, 1 oversized car space* Covered 10sqm balcony with pleasant green and private outlook* Generous storage options throughout, great laundry with bi-folding doors* Secure car space plus storage cage downstairs, direct lift access* Reverse cycle split system heating and cooling* Prime Kingston Foreshore location, cafe and gym within the Aspire development, surrounded by a wide selection of restaurants and bars, yet tucked in a quiet spot* Beautifully landscaped residents' courtyard with water feature* Easy walk through Telopea Park to the Parliamentary Triangle, Old Kingston and Manuka* Built 2011, Managed by LMM Solutions, proactive EC* Digital furniture styling in images Rates: \$1,746pa (approx.) Land Tax: \$2,131pa (approx.) Strata Levies: \$1,082pq (approx.) EER: 6.0 Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.