

**123/82 Wentworth Avenue, Kingston, ACT, 2604**



**Apartment For Sale**

Friday, 27 September 2024

123/82 Wentworth Avenue, Kingston, ACT, 2604

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**

## Exceptional quality on the doorstep of Kingston

An exceptional example of a functional two-bedroom floorplan. Open plan and filled with natural light from the moment you walk in the door, unit 123 has a truly good feel about it. Perfectly located just moments from the vibrant hubs of Manuka, Kingston Foreshore, and Old Kingston, this property offers unbeatable convenience and a lifestyle that is truly exceptional. Enjoy the best of both worlds—a peaceful retreat within the complex, yet only steps away from some of the city's finest dining, shopping, and entertainment options.

The main suite is a true retreat, offering a sense of privacy and luxury. It features an oversized built-in robe that provides ample storage and leads to a generously sized ensuite, complete with high-quality fixtures and finishes. The main bedroom also enjoys direct access to a covered balcony, where you can unwind and take in tranquil views of the manicured gardens and beautifully maintained communal entertaining spaces.

The second bedroom is equally impressive, offering plenty of space, a built-in robe, and a window that allows for an influx of natural light, creating a bright and welcoming space.

A hidden gem within the property is the separate laundry room, a rarity in apartments of this size. Thoughtfully tucked away, this spacious and practical area ensures that household chores are kept out of sight, maintaining the home's clean and organised aesthetic.

- Great Garden courtyard views
- Open plan apartment with covered balcony
- Two generous bedrooms each with walk in/built in robes
- Spacious kitchen fitted with quality appliances
- Modern bathroom and ensuite; separate laundry room
- A short drive to the City centre
- One secure basement allocated parking spot + storage
- Close to Manuka, Kingston foreshore & old Kingston

Strata: \$3859.98 per year

Rates: \$1,883.71 per year