

144/56 Eyre Street, Kingston, ACT, 2604



Apartment For Sale

Friday, 23 August 2024

144/56 Eyre Street, Kingston, ACT, 2604

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment

Spacious two bedroom with Norgrove Park Views

Perfectly located just moments away from the hustle and bustle of the Kingston Foreshore, yet far enough away from the bars and restaurants to feel tranquil and quiet. The location is arguably one of the best in Kingston, it is extremely private, has established trees providing shade in the summer. You will be within a five-minute walk to Lake Burley Griffin, the Kingston Shops and also just moments away from Manuka and the Parliamentary Triangle.

Stepping inside you are immediately greeted by a long hallway that separates the unit from the common hallway and is home to a separate study which in a post Covid world is the perfect work from home space. The living area is generously sized and has beautiful views from the balcony of Norgrove Park, this creates a calm and relaxing feel. The generous size is not the only thing that sticks out in this property, the finishes are also stunning. Number 144 'Viridian' features stone bench-tops, gas cooking, stainless steel appliances. This kitchen area flows perfectly off the large dining and living area which has two sliding doors onto the balcony. The bedrooms are at the rear of the property and therefore separated from the living room, this mirrors this expansive feel and the master has its own walk-in robe and ensuite.

This property will suit a range of buyers due to its 116m² internal floorplan. Investors can lock in a fantastic asset; professional couples will be able to have enough space for children and with the park opposite the kids will be able to enjoy that space or downsizers can enjoy the lift access and the lack of compromise on the furniture you have to cull.

Summary:

- Leafy outlook over Norgrove Park
- Gas cooking
- Large balcony covered balcony
- Modern open plan living
- Flooded with northern light
- Perfect location situated between the Kingston Foreshore and Old Kingston

Figure summary (all approx.):

- Living: 116m²
- Balcony: 18m²
- Body corporate: \$1,518.90pq
- General rates: \$734pq
- Land Tax (if rented): \$903.33pq
- Water & sewerage: \$144.82pq