

2/47 Eyre St, Kingston, ACT, 2604

PURNELL
SINCE 1987

Apartment For Sale

Thursday, 18 July 2024

2/47 Eyre St, Kingston, ACT, 2604

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Nick Purnell

Renovated courtyard apartment.

Situated on Eyre Street and therefore ideally located within 'Old Kingston' but just moments away from the Kingston Foreshore, this ground floor apartment is perfect for an owner occupier looking to immerse themselves in the lifestyle that the 2604 postcode brings or a savvy investor who has seen the recent growth in the market and wants to capitalise before it's too late. This is a chance to purchase an apartment that is a five minute walk to the lake, Kingston Shops or Telopea Park, a ten minute walk to Manuka and also within reach of the Parliamentary Triangle.

Stepping inside the natural light, double brick construction and flow out onto the sunny courtyard is all sure to appeal. The living room is separated visually from the dining area which gives a sense of spaciousness but is boarded by floor to ceiling windows with a northerly aspect into the courtyard. The bedrooms are both generously sized and have built-in robes.

All in all, number 2 'Wentworth Gardens' presents a great opportunity to secure a single level ground floor apartment in a Willemssen designed building in one of Canberra's best locales. This boutique development is well known throughout Canberra due to its unique architecture and quality double brick construction. The apartment will suit owner occupiers or investors looking to secure a solid investment.

Features:

- Fantastic location, within walking distance to Kingston Foreshore, Lake Burley Griffin, Parliament House and Manuka
- Brick construction
- Ground floor with no steps
- Courtyard with gate access
- Renovated throughout

Figure Summary (all approx.)

- Body corporate: \$1200 p.q.
- General rates: \$655 p.q.
- Land Tax: \$831 p.q.
- Water & Sewerage: \$185 p.q.
- Built in: 1983