

**24/76 Leichhardt Street, Kingston, ACT 2604**

**PURNELL**  
SINCE 1987

**Apartment For Sale**

Wednesday, 26 June 2024

24/76 Leichhardt Street, Kingston, ACT 2604

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Angie Meli  
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Nick Purnell  
0262952011

**\$525,000+**

Situated in the heart of leafy Griffith and in the desirable 'Friday Boutique Apartments', is this quintessential one-bedroom apartment. With its prime Inner South location, you will enjoy the advantage of the sensational amenities that the area has to offer, such as the Griffith and Kingston Shops, Manuka precinct and the Fyshwick Markets. In addition, the property is conveniently a short drive to Lake Burley Griffin, the Parliamentary Triangle and a short walk to sought after schools such as St Clare's, St Edmund's and Narrabundah College. The open plan design creates a spacious and practical kitchen and living room area with sliding doors opening onto an expansive balcony with views onto the tree-lined Leichhardt Street. With the bedroom also opening onto this balcony, it is constantly filled with natural light. The room has built-in wardrobes, offering ample storage space. The kitchen boasts of quality, featuring an electric cooktop, stainless steel oven and dishwasher. The bathroom features a sleek vanity and contrasting tiles. In addition, the property includes a split system for heating and cooling and timber flooring to the living areas. The apartment offers convenience in its location and a pleasant outlook and communal areas. It is an excellent investment opportunity and the perfect opportunity for an occupier desiring to be in the heart of the Inner South. Features:- Flooded with natural light- Spacious floor plan- Separate study room- Fantastic location- Storage cage- Lift access- Built by BLOCFigure summary (all approx.): - Body corporate: \$1,028 p.q.- General rates: \$551 p.q.- Land tax (if let): \$692 p.q.- Water & sewerage: \$185 p.q.- Built in: 2013