

**29A/43 Giles St, Kingston, ACT, 2604**



**Apartment For Sale**

Friday, 16 August 2024

29A/43 Giles St, Kingston, ACT, 2604

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Apartment**

## Lifestyle and Location!

Just minutes from the excitement of Kingston and surrounds yet tucked away from the bustle of this thriving precinct; this light-filled, top floor, two-bedroom apartment offers a relaxing and tranquil lifestyle, nestled in the heart of social interaction and only a short stroll from the Kingston foreshore precinct.

Offering a spacious and practical floor plan with full brick construction, your new home includes two large bedrooms and open plan lounge and dining areas. The kitchen includes ample cupboard space, a separate pantry and is bathed in natural light. The bright north/easterly-facing balcony flows off the living area and is perfect for entertaining guests whilst the rear balcony services the bedrooms and provides scope to enjoy an alfresco breakfast on a lazy Sunday morning.

Spend your weekends strolling around Lake Burley Griffin or join friends for a drink at the hottest bars and restaurants that Kingston and Manuka have on offer. The low maintenance living afforded by this unique home enables you to spend more time on leisurely pursuits or alternatively, offers a fabulous easy 'set and forget' investment opportunity. Inspect today, you won't be disappointed!

### Property Highlights:

Two-bedroom, top floor 'end' apartment,  
Built-in robes in both bedrooms,  
Open-plan lounge and dining areas,  
Well equipped kitchen with separate pantry,  
Two large balconies, with access from living or bedroom areas,  
Bathroom with separate bath and shower,  
Combined laundry and storage room,  
Secure parking with remote access, plus one outside car park,  
Freshly painted throughout and new carpet,  
LED down lights, and  
Vacant and ready to occupy.

### Important Numbers:

Unit 48 Unit Plan 666

Size of apartment: 78m<sup>2</sup>

Front Balcony: 9m<sup>2</sup> Back Balcony: 11m<sup>2</sup>

Body Corporate fees \$1,552.70 per quarter

General Rates: \$652.00 per quarter

Land Tax: \$820.80 per quarter (if Payable)

Rental Appraisal \$550.00-\$560.00 per week

### Disclaimer:

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