

31/47 Wentworth Avenue, Kingston, ACT 2604

STONE

Apartment For Sale

Wednesday, 26 June 2024

31/47 Wentworth Avenue, Kingston, ACT 2604

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 73 m2

Type: Apartment



Sam Dyne

0262538220

\$460,000 - \$480,000

Claim yourself with a convenient, comfortable and equipped lifestyle with this apartment in the Viridian only a moment's away from the premium Kingston Foreshore precinct. Featuring an open-plan living area, floor-to-ceiling windows and an expansive balcony, this contemporary abode brings you a bright atmosphere while providing the functionality you need for a supported day-to-day. The logical and easy floorplan also gives plenty of opportunities and options to furnish and style your home exactly to your liking. Enjoy yourself all the components to a seamless and tidy lifestyle with all your amenities like your well-appointed single-line kitchen and ample storage space throughout. Your tucked away study nook also makes for an ideal place to focus on work, while having all your other facilities at your fingertips. Venture only a short distance into Kingston Foreshore for the premium location where you have nearby access to the restaurants, cafes, shops and parks of the lakeside precinct. With the peaceful and lively region of Canberra's inner-North, 31/47 Wentworth is situated and designed for a vibrant lifestyle for you that it is ready to offer. Features Overview:- East facing- Single level floorplan- Located a short distance into Kingston Foreshore for shops, restaurants, cafes, parks, transport options and other amenities- NBN connected with Fibre to the Building (FTTB)- Age: 21 years (built in 2003)- EER (Energy Efficiency Rating): 6.0 Stars Sizes (Approx.)- Internal Living: 53 sqm- Garage: 20 sqm- Total residence: 73 sqm Prices:- Strata levies/Community title: \$1,017.63 per quarter- Rates: \$407.90 per quarter, approx.- Land Tax (Investors only): \$530.52 per quarter, approx.- Conservative rental estimate (unfurnished): \$480-\$500 per week Inside:- Open-plan living and kitchen spaces- Single-line kitchen layout- Study nook area- European laundry- Ample storage space throughout- Reverse cycle split system to living room Outside:- Expansive balcony accessible from living area Inspections: We are opening the home most Saturdays with mid-week inspections. If you would like an inspection outside of these times please email us at: samdyne@stonerealestate.com.au. Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.