

34/18 Currie Crescent, Kingston, ACT, 2604



Apartment For Sale

Friday, 18 October 2024

34/18 Currie Crescent, Kingston, ACT, 2604

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment

Telopea Park Views.

Ideally situated with Telopea Park right outside your door, this is a rare chance to embrace prestigious living along Canberra's most beautiful park. The trendy Kingston shopping precinct, featuring some of the city's finest restaurants, bars, and boutiques, is just steps away, and a leisurely walk will take you to Manuka, Lake Burley Griffin, and Kingston Foreshore. Additionally, Canberra's premier cultural institutions, Parliament House, and various government agencies are conveniently nearby. This exceptional location provides easy access to the many benefits of the Inner South and central Canberra.

Inside, you'll discover a uniquely designed, solidly built home bathed in natural light from both sides, featuring a spacious floorplan. The property is primarily in its original yet well-maintained condition, making it an ideal canvas for either immediate occupancy or future renovations to create your dream home. The living area seamlessly opens onto a balcony that has views over the park.

This property is perfect for a young family or a downsizer seeking a truly distinctive offering in a tightly held complex designed by Gary Willemsen.

In Summary:

- Located across from Telopea Park
- Walking distance to Kingston Shops, Kingston Foreshore, Manuka and Lake Burley Griffin
- Flooded with afternoon sun
- Spacious floorplan
- Solid construction
- Leafy aspect

Figure Summary (all approximate):

- 80m² internally + 10m² externally
- Body corporate: \$1066 p.q
- General rates: \$810 p.q
- Water & sewerage: \$190 p.q
- Land tax (if rented): \$1030 p.q