

35/4 Tench Street, Kingston, ACT 2604

maloneys

Apartment For Sale

Saturday, 29 June 2024

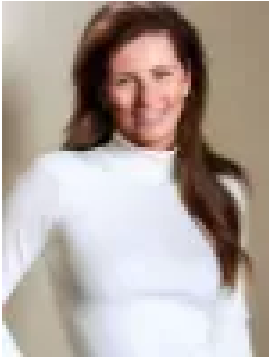
35/4 Tench Street, Kingston, ACT 2604

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



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\$650,000+

Welcome to your new home at Kingston Court! This top-floor, north-facing apartment offers the perfect blend of apartment living and urban convenience. Located in the heart of Kingston Village, one of Canberra's most vibrant and sought-after suburbs, this property is ideal for professionals, couples, and investors alike. This top floor apartment offers a good-sized kitchen with plenty of cupboards and bench space. Bask in natural light all year around with the north-facing living/dining room that features a reverse cycle air conditioner and opens onto a private balcony, ideal for relaxing or enjoying a morning coffee. The two generously sized bedrooms both have built-in wardrobes. The Apartment has a full bathroom and separate laundry. Experience the luxury of top-floor living with no upstairs neighbours. The Complex offers secure entry and well-maintained communal areas as well as parking for one car and a storage cage. Situated just moments away from the array of cafes, restaurants, and boutique shops in Old Kingston including Supabarn. Close to the Old Bus Depot Markets, the Canberra Glassworks, and the lush Kingston area Parks, provides endless recreational options.

Property Highlights- "Kingston Court" is well cared for and has a swimming pool and a half sized tennis court-
- North-facing living and dining open to balcony -
- Reverse cycle air conditioning-
- Good-sized kitchen with plenty of cupboards and bench space-
- Bedrooms have built-in robes-
- Full bathroom, separate WC and separate laundry-
- Parking for 1 car and storage cage-
- Back to base security system-
- Communal Bike Storage

Property Details:- Top Floor North-facing furnished apartment-
- Living Size: 84m²-
- Balcony Size: 8m²-
- Storage Cage Size: 2m²-
- EER: 6.0 - Ceiling Insulation: R3.3-
- Year Built: 1994 - Units in Complex: 36

Property Outgoings:-
- Rates: \$732 approx. per quarter-
- Land tax if payable: \$937.11 approx. per quarter-
- Levies: \$1,552 approx, per quarter-
- Water Rates: \$186.77 approx. per quarter

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