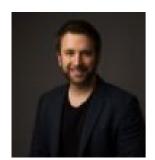
36/47 Wentworth Avenue, Kingston, ACT 2604 Apartment For Sale



Saturday, 29 June 2024

36/47 Wentworth Avenue, Kingston, ACT 2604

Bedrooms: 1 Bathrooms: 1 Parkings: 1 Area: 78 m2 Type: Apartment



Tim Mardiyants 1300090450



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Offers over \$599.000

Welcome to the residence that embodies quality and low-maintenance lifestyle in the heart of Canberra's vibrant Inner South. Located in the highly sought-after Viridian complex and surrounded by an abundance of lifestyle benefits, this executive loft apartment offers plenty of space, comfort and a high degree of privacy only moments away from the hustle and bustle of the Kingston Foreshore. Offering a top-floor position with a North Easterly balcony aspect, this incredible apartment flows over two levels and is bathed in natural light. The lower-level features and open plan design, with the multipurpose room, dining and kitchen areas adjoining the main living and then seamlessly connecting with the balcony. Up the stairs on the mezzanine level is the considerable main bedroom, offering ensuite access as well as an oversized walk-in robe. Situated an easy walk from the Foreshore you will never be short of quality dining and entertainment choices. The Kingston Shops, Manuka, Parliamentary Triangle and Lake Burley Griffin are all nearby allowing you to enjoy the best that Canberra has to offer. Don't let this purchase opportunity slip away, be quick to secure this outstanding residence.Key features ● ②Situated on the top floor with a North Easterly aspect ● ②Tall ceilings ● ②An open plan design with living, kitchen and dining on the lower level • 2A substantial bedroom with an ensuite on the mezzanine floor • 2An oversized walk-in robe • 2Galley-style kitchen with 20mm stone benchtops and ample storage • 2Appliances include oven, dishwasher and a gas cooktop • ②A separate study/multipurpose room • ②A large walk-in laundry • ②Powder room●②Additional under-stair storage●②Large balcony with leafy outlook●③LED downlights●②Window furnishings throughout • 2Two split system air conditioning systems • 2One secure car space and storage cage • 2Intercom access ● ②Proximity to the Parliamentary Triangle ● ③ Close to numerous cafes, dining and shopping options Key figures & facts • ②EER 6 • ②Main living 50m2 • ②Mezzanine 28m2 • ②Total living 78m2 • ②Balcony 20m2 • ②Carpark 14m2 • ②Storage 3m3•2Total entitlement 115m2•2Rates TBC•2Land tax \$721.53 p/q•2Strata levies \$1,535.95 p/q•2Built in 2005•2UP 2839 of 173 units spread across five buildings • 🛚 Strata manager: Grady Strata & Facilities • 🖺 Rental potential (unfurnished) - \$550 to \$580 p/w•☑Rental potential (furnished) - \$630 to \$660 p/wDisclaimer. While all care has been taken to ensure the accuracy of the information provided all interested parties must rely on their own enquiries and due diligence. No warranty can be given and Block Real Estate disclaims all liabilities regarding potential inaccuracies that may be inadvertently contained herein.