

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
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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

- Situated on the top floor with a North Easterly aspect
- Tall ceilings
- An open plan design with living, kitchen and dining on the lower level
- A substantial bedroom with an ensuite on the mezzanine floor
- An oversized walk-in robe
- Galley-style kitchen with 20mm stone benchtops and ample storage
- Appliances include oven, dishwasher and a gas cooktop
- A separate study/multipurpose room
- A large walk-in laundry
- Powder room
- Additional under-stair storage
- Large balcony with leafy outlook
- LED downlights
- Window furnishings throughout
- Two split system air conditioning systems
- One secure car space and storage cage
- Intercom access
- Proximity to the Parliamentary Triangle
- Close to numerous cafes, dining and shopping options

Key figures & facts

- EER 6
- Main living 50m²
- Mezzanine 28m²
- Total living 78m²
- Balcony 20m²
- Carpark 14m²
- Storage 3m³
- Total entitlement 115m²
- Rates TBC
- Land tax \$721.53 p/q
- Strata levies \$1,535.95 p/q
- Built in 2005
- UP 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/w

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