

4/8 Howitt St, Kingston, ACT, 2604

BORIS.

Apartment For Sale

Monday, 5 August 2024

4/8 Howitt St, Kingston, ACT, 2604

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



LeeAnne Radstaak
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Sophisticated, spacious and sought after!

Discover this beautifully maintained two-bedroom apartment, located on a charming tree-lined street in the heart of Kingston. Set amid the elegant Pinoaks of Howitt Street, this sunny, spacious home boasts an impressive open-plan living and dining area of approximately 48 square meters.

The well-designed kitchen features stone benchtops, an electric cooktop, under-bench oven, dishwasher, and ample bench space and cabinetry. A walk in linen cupboard provides even more storage.

Both bedrooms are generously sized and open directly onto the rear balcony, offering ceiling fans and views of the internal community garden. The master bedroom easily accommodates a king-size bed along with side tables and a chest of drawers or dressing table. The fully fitted walk-in wardrobe is a bonus.

The bathroom offers a shower, vanity and separate BATH whilst the separate toilet with basin is just convenient.

This apartment exudes sophistication with high-quality carpet, timber blinds, and elegant curtains throughout. With 26 square meters of outdoor space spread across two balconies, you have ample room to entertain and nurture your green thumb.

Enjoy year-round comfort with reverse cycle air conditioning and additional panel heating for those cooler Canberra nights.

Additional features include remote-controlled basement parking and a generous storage cage, adding convenience to your daily routine.

Enjoy the vibrant lifestyle of Canberra's Inner South, with Kingston shops and Green Square just a minute's walk away, and the Kingston Foreshore and Lake Burley Griffin within a 5-minute walk. For those commuting to the Parliamentary Triangle, a quick bike ride or stroll through Telopea Park makes for an effortless journey.

Whisper quiet and very private with no overlooking, this apartment is perfect for owner-occupiers seeking a move-in-ready property in a prime location or investors interested in a boutique building of just 14 units. Comparable apartments in the area rent for around \$680 per week.

The facts:

- Rates: \$770 per quarter
- Strata: \$1060 per quarter
- Strata Sinking Fund: \$271 per quarter
- Water Rates: \$180 per quarter
- Internal: 98 sqm
- External: 26 sqm

Call Lee-Anne on 0447 539 643 or email Lee-Anne@borisproperty.com.au to book your personal viewing.

DISCLAIMER: While we believe the information provided is accurate, we cannot guarantee its accuracy. Interested parties should make and rely on their own inquiries.