

418/34 Eyre Street, Kingston, ACT 2604



Apartment For Sale

Wednesday, 10 July 2024

418/34 Eyre Street, Kingston, ACT 2604

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 104 m2

Type: Apartment



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Offers over \$770,000

A truly unique property, it's often sought and seldom found where an apartment offers a penthouse position with stunning views plus high calibre fixtures and fittings. With only 1 adjacent neighbour, on the top floor with no apartments above, a dual East-West orientation for cross flow ventilation with sun morning and afternoon, this is living! Not only that, but it's oh so close to Kingston shops, cafes and restaurants along with employment hubs in Barton and the Parliamentary Triangle. Atria houses the flagship Supabarn supermarket and numerous specialty shops with Green Square cafes, pubs and restaurants across the road. Whilst so close to the action, it's in a location at the very rear of the building – away from the ambient noise, perfect! Compared to the Kingston Foreshore which has noise from the pubs at night and howling winds by day... comparatively if you want to enjoy your days in the Inner South, every day, with serenity in a peaceful treetop setting, then this is the apartment for you. Live amongst all the convenience without needing to live on top of it! Spacious bedrooms at the opposite end to the living room, main with ensuite and dual wardrobes, timber flooring, stone benches and tiling throughout, dual balconies, outdoor entertaining with external power is ideal for the warmer months ahead, it really doesn't get any better than this! This property combines it all for great liveability and an easy lock up and leave lifestyle. Set in a location with many conveniences, simply move in and enjoy! Figures (approx): • Total size: 104.5sqm • Living: 82.5sqm • Balcony 1 with movable privacy/sun vanes: 12sqm • Balcony 2: 10sqm • Strata (inc. sinking fund) \$4,580pa • Rates: \$2,024pa • Land tax (if rented): \$2,456pa • Rental return: \$720-\$750pw • Occupancy: Vacant • Built: 2020 Apartment features: • Ducted reverse cycle heating and cooling • Automated remote control blinds in the living room • Sheer curtains and blinds throughout • Stone benchtops, vanities and tiling • Bosch kitchen appliances • Integrated fridge/freezer and microwave • Combination washer and condenser dryer • Main bedroom with dual vanity ensuite and dual wardrobes • Spacious second bedroom with built-in wardrobe • Gorgeous full-length windows throughout • Open plan living design • Basement allocated tandem 2 car parking Location (according to Google Maps): • In the heart of 'Old Kingston' • Supabarn supermarket in the Atria building • 1 min walk – 50m to Green Square cafes, restaurants and pubs • 1 min walk – 80m to CrossFit 2600 • 2 min walk – 200m to HIIT Republic gym and Club Lime gym • 2 min walk – 200m to the best woodfired pizza in town – Pizza Arte • 7 min walk – 600m to Kingston Foreshore cafes, restaurants and pubs • 10 min walk – 800m to Manuka Pool and Manuka Oval • 1.1km to Manuka Shops, cafes, restaurants • 1.1km to Telopea Park School • 2km – 4 min drive to Barton Government Departments • 3km – 5 min drive to Parliament House • 7.5km – 9 min drive to Canberra Airport