

44/46 Honeysett View, Kingston, ACT 2604



Apartment For Sale

Wednesday, 3 July 2024

44/46 Honeysett View, Kingston, ACT 2604

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 122 m2

Type: Apartment



Steph Hoss

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AUCTION

Welcome to number 44, offering exclusive Lake frontage, bathed in sun, breathtaking views with three-bedrooms. Construction completed in 2017 in this exclusive block of 74 premier apartments. A thoughtfully designed home, with the bedrooms to the rear, living to the front, offering segregated dining and living spaces, ideal location and lifestyle. The ultimate urban living with a design that is sure to impress even the most discerning buyer. The designer like kitchen is open and offers plenty of storage, marble benchtops, open shelving, large fridge cavity and Miele appliances. A spacious master bedroom with ensuite and built in wardrobe, the two other bedrooms also with built in wardrobes are adjacent to the bathroom and private entry. Both bathrooms are tiled floor to ceiling and offer ample face level storage and large walk-in showers. This property is timeless in design, coupled with quality fixtures and fittings throughout it will stand the test of time. Safely situated on the corner of the 1st floor, you will find windows on two sides of the property which allows air flow through the apartment and balcony that provides a perfect environment for relaxing and enjoying the view. Ducted reverse cycle air conditioning will ensure year round comfort. Some of Canberra's best cafes and eateries are on your doorstep. Living in this part of Canberra offers amazing amenity, lakeside walks, parks, bike rides and local shops make for stress-free living. Easy commute to work with the Parliamentary Triangle within a 5 minute drive, as are Manuka and Old Kingston plus an easy 10 minute drive into central Canberra. Don't miss out on the opportunity to own this stunning property where luxury meets convenience.* Generously sized apartment with 122sqm living, 10sqm balcony* Large open-plan living and dining space overlooking Kingston Harbour * Three generous bedrooms with ample built in wardrobes and ensuite to main* Two bathrooms with floor to ceiling tiles and oversized walk in showers* High ceilings, square set cornices and internal brick walls* Floor to ceiling windows with roller blinds and sheers throughout* Designer kitchen, marble benchtops, Miele appliances* Feature heater in living area* Designer style track and feature lighting throughout* Generous storage and European laundry in hallway* Balcony overlooking the Kingston Harbour * Two car spaces and storage cage in secure and convenient space* Separate secure push bike storage * Ducted reverse cycle air conditioning with no condenser on balcony* Beautifully maintained complex with communal courtyard on level one* Secure audio intercom access to development* Premium Inner South location Strata: \$1900pq (approx.) Rates: \$1,933pa (approx.) Land Tax: \$2,747pa (approx.) if rented out EER: 5.5 Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.