

46/53 Dawes St, Kingston, ACT, 2604



Apartment For Sale

Friday, 20 September 2024

46/53 Dawes St, Kingston, ACT, 2604

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Simon Reale

Generous Ground Floor Apartment, Dual Courtyards & Brand New Carpet Throughout

Nestled in an Inner-South location, this ground floor, two bedroom ensuite apartment is framed by the dual courtyards at either end of the apartment with access to the expansive internal garden.

Boasting generous proportions (118m²) and light filled living, it features a contemporary open plan design with living and dining flowing out to the courtyards. The well appointed kitchen is the hub of the home with quality European appliances and stone bench tops with plenty of space. Accommodation comprises of two bedrooms including master robe and ensuite. The main bathroom has a combined shower and bath as well as open laundry.

Other features include a lockable storage cage within the secure underground carpark, a reverse cycle air-con unit, fans and Nobu heating in the bedroom and double secure car accommodation.

Located only a stones throw to Kingston Foreshore, the newly opened Eyre St Market and eateries, the parliamentary triangle and a number of local parks.

- 118m² internal living area
- Owner occupied
- Dual courtyards at either end of the apartment
- Large bedroom with courtyard access
- Bedrooms with fans and Nobu heaters
- Brand new carpet throughout
- Established Gardens in living room courtyard with external access
- Upgraded appliances, gas cooking
- New shower screen in ensuite and main bathroom
- Internal complex garden

Internal 118m² | Strata \$1857.40pq | Rates \$662.62pq | EER 6.0