

**5/4 Tench Street, Kingston, ACT, 2604**

LUTON

**Apartment For Sale**

Thursday, 12 September 2024

5/4 Tench Street, Kingston, ACT, 2604

**Bedrooms: 2**

**Bathrooms: 1**

**Type: Apartment**



Kate Yates

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## Resort style living in the heart of Kingston!

Beautifully renovated in soft neutral tones, this gorgeous, two-bedroom, one bathroom apartment with a north-west aspect is the jewel in the crown. Featuring a fully renovated kitchen, bathroom and separate laundry, and with the addition of Bamboo timber flooring, open-plan living, spacious bedrooms with built-in wardrobes and ceiling fans, ample storage and a lovely balcony with leafy views, this is a truly desirable abode. Kingston Court is home to an outdoor pool, half-size tennis court and underground car parking with storage along with visitor parking. Only a short walk to Kingston shops, Manuka Pool, Telopea Park, Manuka Oval, the Kingston Foreshore and Lake Burley Griffin, everything you need is right at your fingertips. The complex is within minutes' drive to the Parliamentary Triangle, Government Offices, local schools, public transport, the City Centre and Fyshwick Markets. Don't miss the opportunity to inspect! It won't last long!

**Features:**

- Entry with an abundance of storage cupboards
- Open plan living/dining with lovely leafy outlook towards Telopea Park, floorboards, wall mounted reverse-cycle air-conditioning unit, direct access to balcony with both glass and screen sliding doors and curtains plus extra window with white venetian blinds
- Kitchen has been fully renovated with stone bench tops, soft-closing drawers, all new electric appliances including oven, cooktop, rangehood and stainless-steel dishwasher, double sink, with view out to swimming pool, built-in microwave space, tiled splash-back, built-in 'pull out' bins drawer, pantry and large fridge space
- Master bedroom with carpet, double roller blinds, ceiling fan, mirrored built-in wardrobe and view to swimming pool
- Second bedroom with carpet, ceiling fan, double roller blinds and built-in wardrobe
- Fully renovated bathroom with bath, toilet, generous shower recess, floor to ceiling tiles, heated towel rack, modern vanity with storage, plantation shutters and ceiling light/fan/heater
- Fully renovated laundry with stone bench tops, wash tub, storage cupboard with hot water system and broom cupboard and wall mounted dryer
- Complex has a pool and tennis court, visitor parking and one designated parking spot in basement with brick storage unit plus designated bike storage facility
- Great location within short walking distance to Kingston shops, Telopea Park, Manuka Pool, Manuka Oval, Kingston Foreshore precinct and Lake Burley Griffin
- Close to public transport, local schools and short drive to Parliamentary Triangle, Government offices, City Centre and Fyshwick markets

**Other Features:**

- Stair only access to Level One, Kingston Court
- Foxtel Satellite Availability
- EER: 5.5
- Rates: \$728 p.q. (approx.)
- Strata fees: \$1,331 p.q. (approx.)
- Apartment size: Internal: 85m<sup>2</sup>; Balcony: 7m<sup>2</sup>
- Kingston Court built in: 1985
- Rental appraisal: \$550 to \$630 pw