

**50/71 Giles St, Kingston, ACT, 2604**



**Apartment For Sale**

Thursday, 19 September 2024

50/71 Giles St, Kingston, ACT, 2604

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**

## North-east facing with water views.

Located in one of the Kingston Foreshores best developments, this spacious two bedroom is a fantastic offering to the market. Situated on the corner of Giles Street and Eastlake Parade, its location is part of its appeal. The Foreshore is home to some of Canberra's best restaurants, cafes and bars, and therefore you will have a plethora of eateries at your doorstep, whilst not being located over the top of them, allowing the property to be peaceful and quiet. You will also be just a short walk to the Kingston Shops, including the Supabarn supermarket, and the shores of Lake Burley Griffin if you like to live an active lifestyle. Manuka with a Coles supermarket and the Parliamentary Triangle are just a little further away.

This home is bathed in natural light thanks to its North-easterly orientation, showcasing spacious open-plan living areas. The chef's kitchen is designed with elegant stone countertops and top-of-the-line 'Miele' appliances, complemented by a large dining area and a family room that seamlessly connects to a covered tiled balcony, perfect for entertaining year-round.

The accommodation includes two generous bedrooms, both equipped with walk-in wardrobes. The master suite boasts a beautiful ensuite and balcony access, while the second bedroom features an additional small study. Additional amenities include a stylish bathroom, a European laundry, two secure underground parking spaces, and a private storage area. Enhanced features of this superb apartment include modern floating floors, a security intercom system, lift access, and reverse-cycle heating and cooling.

With its unbeatable location, captivating water views, and spacious interiors, this immaculate Kingston apartment is perfect for a professional couple or discerning investor.

### In Summary:

- Situated in the heart of the Kingston Foreshore
- Views over Lake Burley Griffin
- Moments from major cultural institutions, Parliamentary Triangle, and Bus Depot Markets
- A host of restaurants downstairs and short walk to the Kingston Shops
- North-easterly aspect and flooded with natural light
- Approximately 112m<sup>2</sup> of living space
- Tiled covered balcony with access from the living room and master bedroom
- Two oversized bedrooms, both with walk-in-robos
- Master bedroom with gorgeous ensuite and walk-through-robe
- Bedroom two with an additional small study
- Two secure underground parking with storage
- Reverse-cycle heating and cooling
- Lift access

### Figure Summary (all approx.)

- 112m<sup>2</sup> internally + 16m<sup>2</sup> of balcony
- Built 2010
- Body Corporate: \$2,120 p.q.
- General Rates: \$550 p.q.
- Water and Sewage: \$190 p.q.