

55/53 Dawes St, Kingston, ACT, 2604



Apartment For Sale

Saturday, 21 September 2024

55/53 Dawes St, Kingston, ACT, 2604

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment

Private and sunny third floor apartment.

Situated in a vibrant Inner-South location, this third-floor two-bedroom ensuite apartment is beautifully framed by a stunning feature garden at the heart of this executive complex. Living in Kingston Foreshore offers a unique blend of lifestyle and investment opportunities, making it a prime area that embodies the metropolitan dream.

This apartment reflects contemporary design principles, allowing you to unwind on your balcony, enjoying the breeze and an afternoon wine in the sun whilst overlooking the serene internal gardens. Host gatherings in style with a kitchen featuring a stainless steel oven, stone countertops, and a gas cooktop, perfect for culinary enthusiasts who want to stay connected with family and friends while cooking up delicious meals. The two well-lit bedrooms come with built-in wardrobes and provide lovely views of the balcony and the landscaped complex gardens. Buyers will appreciate the spacious main bathroom and ensuite, both adorned with exquisite mosaic tiles.

Additional features include a secure storage cage in the underground parking area, reverse cycle air conditioning, and double secure car accommodations.

Dawes Street places you right in the heart of Canberra's urban landscape. Enjoy breakfast at cafés that take their coffee seriously, lunch at internationally acclaimed restaurants, and dinner at bars serving local brews on tap. Kingston is a dream location for both investors and tenants, as well as for owner-occupiers seeking an unforgettable lifestyle. We look forward to welcoming you at our next inspection.

In Summary:

- Third-floor location and flooded with natural light
- Reverse cycle air-conditioning
- Double secure underground parking & storage cage
- Balcony with expansive views of the internal garden
- Built-in wardrobes in both bedrooms
- Ample off-street parking
- Close to a wide range of restaurants, cafés, and Kingston Markets
- Lift access

Figure Summary (all approx.):

- 82m² internally + 14m² externally
- Body corporate: \$1,856 p.q.
- General rates: \$660 p.q.
- Water and sewage: \$190 p.q.