

**6/19 Howitt St, Kingston, ACT, 2604**



**Apartment For Sale**

Wednesday, 21 August 2024

6/19 Howitt St, Kingston, ACT, 2604

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Apartment**

## Grand loft residence in old Kingston

Embrace the opportunities and lifestyle of this exceptional two-level, loft-style residence located in beautifully designed Percival Court. The apartment's spacious layout, top floor position, and brick party walls provide a rare level of comfort and privacy in the heart of Canberra's Inner South. Unit 6 ticks all the right boxes for a buyer looking to secure a first piece of inner south real estate, a local wanting to upgrade or downsize, or the savvy investor seeking a blue-chip addition to their portfolio.

Step inside and be captivated by the spacious, light-filled open plan living and dining area, thoughtfully designed to capitalise on orientation, practicality and natural lighting. A spacious combined kitchen-dining area, with windows along its full length, flows into an extra-large living room with a high ceiling and wall-to-wall windows. The windows overlook the green canopy of mature street trees, often alive with birdlife.

The kitchen's practical layout includes plenty of cupboard and bench space, good quality Bosch electric cooktop and oven, an externally ducted range hood, bespoke joinery and a generous pantry.

The upstairs landing services two bedrooms and a dual-entry bathroom. A good-sized loft above the second bedroom provides useful storage, a study area, or an adventure playground for the kids. Pre-existing body corporate approval means the loft may be extended into the roof cavity, as several units in Percival Court have already done.

Unwind comfortably in the spacious main bedroom with its own reverse-cycle air-conditioner and bathroom entry. Floor-to-ceiling windows run the length of the room, with access to your large south-east facing balcony: morning sun and a cuppa, what could be nicer? A walk-in wardrobe and study nook complete a particularly attractive, private space. The second bedroom, with built in robe, could accommodate two single beds or a queen bed as well as other furniture such as a desk, easy chair, bookshelves or cot.

The bathroom can be accessed from the upstairs landing or from the main bedroom. It includes a combined bath-shower with glass screen, toilet, hand basin and new lever-type ceramic taps. Accessible off the living room downstairs is a laundry and, from the laundry, a second toilet and hand basin.

Parking for two cars is provided by a lock-up garage and a covered carport.

Located in the sought after suburb of Kingston, the apartment unlocks the benefits of living just moments away from old Kingston shops, Kingston foreshore, Manuka Village, Manuka pool, Lake Burley Griffin, Fyshwick food markets, prestige public and private education facilities, and the national institutions of the Parliamentary triangle.

If you have further questions or wish to inspect this stunning apartment, please contact Joshua Gutierrez on 0431 674 662.

### Key features:

Perfectly positioned in old Kingston

Open plan living and dining area

Skylights to loft area and upstairs landing

Gas heating downstairs

Reverse cycle heating and cooling in main bedroom

Bosch electric cooktop and oven

Externally ducted rangehood

Ample bench space

Slate flooring in dining area and kitchen, tiled main bathroom, laundry and second toilet

Balcony space off main bedroom

Carpeted living room, stairs, upstairs landing, bedrooms and loft

Two generous bedrooms upstairs

Main bedroom features ensuite access, reverse cycle air conditioning, private balcony, walk-in robe and study nook

Second bedroom with large built-in wardrobe, space for a study

Loft above the second bedroom

Full bathroom, with full-height tiling in shower tub, and ample natural lighting

Laundry downstairs

Second toilet with handbasin accessible from the laundry

Two car spaces: lock-up garage plus under-cover carport

Intercom

Moments away from old Kingston shops, Kingston foreshore, Manuka Village, Manuka pool, Lake Burley Griffin, Fyshwick fresh food market, prestige public and private education facilities and the Parliamentary triangle.

Key figures:

Living area: 115m<sup>2</sup>

Rates: \$3,044 p.a (approx.)

Land tax: \$4,176 p.a (approx.)

Body corporate: \$11,104 p.a (approx).

EER: 2