

**6/29 Dawes Street, Kingston, ACT, 2604**



**Apartment For Sale**

Wednesday, 7 August 2024

6/29 Dawes Street, Kingston, ACT, 2604

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Steph Hoss

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## Two for One Entry Level Dream

Welcome to number 6, this ground floor, courtyard apartment is located on beautiful tree-lined Dawes Street. With everything you need just moments away from the Kingston shopping precinct, a walk or ride down to Lake Burley Griffin, Kingston Foreshore or Manuka for all you need. This is entry-level buying in Kingston at its best.

Featuring a functional living and dining area, completed with kitchen fitted quality Bosch appliances, ceramic glass induction cooktop, multi-function pyrolytic self-cleaning oven and a spacious double-sized pantry, this well designed space fits all you need and effortlessly flows to the enclosed courtyard.

With two rooms, to be used as needed, this creates ultimate flexibility as a live in owner or astute investor. Abundant hallway storage allows a place for everything and creates easy living. Finished with a private bathroom with timeless and simple design.

Experience the best of living in Kingston where a variety of cafes, bars, and restaurants await your indulgence just across the street. Close to public transport, Manuka, Kingston Foreshore, Parliamentary Triangle and all the amenity you will need.

- \* Internal living 60sqm
- \* Secure and open courtyard 20sqm
- \* Two bedrooms
- \* Bathroom with tiles floor to ceiling
- \* Double-glazing
- \* Modern kitchen with quality appliances and integrated dishwasher
- \* Built in TV cabinet
- \* Externally ducted exhaust fans and rangehood
- \* Extensive storage throughout the apartment
- \* Unbeatable location in Kingston
- \* Ducted reverse cycle air conditioning throughout
- \* Secure car space with storage cage

Strata: \$1,109pq (approx.)

Rates: \$1,889pa (approx.)

Land Tax: \$2,394pa (approx.)

EER: 6.0

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