

7/20 Eyre St, Kingston, ACT, 2604



Apartment For Sale

Thursday, 18 July 2024

7/20 Eyre St, Kingston, ACT, 2604

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Nick Purnell

Ground floor courtyard apartment.

Situated within the esteemed 'Kingston Place' development, this expansive apartment offers serene views of the meticulously landscaped gardens, setting itself apart as one of the premier two-bedroom residences in Kingston and the Inner-South area. Conveniently positioned just across from the Kingston shops, with Manuka and Lake Burley Griffin a short stroll away, and easy access to key areas like the Parliamentary Triangle, Russell Offices, and Canberra City.

Upon entry, the apartment impresses with its spaciousness, natural light, and well-designed layout. The generously sized living and dining areas seamlessly connect to the courtyard, creating an ideal space for hosting gatherings. The kitchen, boasting top-tier finishes, showcases Miele appliances, a built-in microwave, sleek stone benchtops, and ample storage.

The master bedroom is a retreat in itself, featuring a plethora of storage, an elegant ensuite, and is nicely separated away from the living room. This property appeals to both owner-occupiers and investors alike, offering versatility and an exceptional living experience.

- Large entertainers courtyard
- Ground floor with entry gate
- Secure lift entry with video intercom
- High end finishes
- Miele appliances
- Daikin reverse-cycle ducted heating and cooling
- Two car spaces with storage cage
- 89m² internally & 24m² of courtyard space

Figure summary (all approx.):

- Body corporate: \$1694p.q
- General rates: \$544 p.q
- Water & sewerage: \$185 p.q
- Land tax (if let): \$660p.q
- Sinking fund balance: \$1,200,000 (approx.)
- Built in 2011