

7/20 Eyre Street, Kingston, ACT 2604

PURNELL
SINCE 1987

Apartment For Sale

Monday, 8 July 2024

7/20 Eyre Street, Kingston, ACT 2604

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Nick Purnell
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Sam Glyde
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\$749,000+

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