

**72/21 Dawes St, Kingston, ACT, 2604**

**CARTER + CO**

**Apartment For Sale**

Friday, 16 August 2024

72/21 Dawes St, Kingston, ACT, 2604

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Alistair Morrell

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## Leafy Outlook, City Living

### The Features You Want To Know!

- + 2 spacious bedrooms
- + 1 modern bathroom
- + 1 dedicated car space
- + Beautiful hardwood timber floors
- + Top-floor location for added privacy
- + Stunning views over Kingston Oval
- + Open-plan living and dining area
- + Close to local amenities

### Why You Want to Live Here!

Welcome to 72/21 Dawes Street, a stunning top-floor apartment in the heart of Kingston. This contemporary residence features two spacious bedrooms and a modern bathroom, making it ideal for young professionals, couples, or investors looking for a prime location. With a dedicated car space, convenience is guaranteed in this vibrant community.

As you enter, you'll be captivated by the beautiful hardwood timber floors that flow throughout the open plan living and dining area. On the quiet side of Kingston the apartment offers views over Kingston Oval and leafy treetops above the low-lying heritage houses below, creating an inviting ambiance for both relaxation and entertaining. The top-floor setting ensures added privacy and a serene atmosphere that you will love to come home or invite over friends.

Located just moments from local amenities, trendy cafes, the Kingston Foreshore, and the parliamentary triangle, you'll have everything you need right at your fingertips. Enjoy leisurely walks around the oval, explore local markets, or indulge in a variety of dining options-all within easy reach of your new home.

72/21 Dawes Street combines style, convenience, and comfort, making it a must-see property. Act quickly to secure your piece of Kingston living!

### The Statistics You Need To Know!

Block: 4

Section: 18

Rates: \$1846 per annum

Land tax (if rented): \$1700 per annum

Strata: \$1318 per quarter

Rental Appraisal: \$650+ per week (approx.)

Internal: 78m<sup>2</sup> (approx.)

External: 9m<sup>2</sup> (approx.)

Total Living: 87m<sup>2</sup> (approx.)

Heating and Cooling: Ducted Reverse Cycle

NBN Fibre to the Premises

Built in 2012