

**8/34 Gosse St, Kingston, ACT, 2604**



**Apartment For Sale**

Thursday, 22 August 2024

8/34 Gosse St, Kingston, ACT, 2604

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Louise Harget

## 98sqm of Apartment Bliss in the Heart of Kingston

Secluded within the prestigious enclave of "Carmina," this elegant single-level apartment spans 98sqm and boasts three well-appointed bedrooms. Perched on the top floor at the end of the block, it enjoys a coveted north-facing aspect. This unique positioning ensures abundant natural light and refreshing breezes permeate through windows on three principal walls, illuminating each bedroom and bathroom.

The large living area flows seamlessly into a contemporary kitchen, exquisitely finished with granite countertops and equipped with top-tier appliances. The master suite is thoughtfully separated, featuring a luxurious ensuite complete with a spa bath. Two additional double bedrooms offer ample space for family or guests. A private balcony, extending from the formal living area, provides an ideal setting for tranquil outdoor relaxation.

This residence is further enhanced by secure intercom access and two basement car parking spaces. The property is set amidst beautifully landscaped grounds, which include a full-sized tennis court. The apartment's neutral tones create a timeless and sophisticated ambiance, making this a truly exceptional offering.

Perfectly positioned for leisurely strolls through Telopea Park or visits to the Kingston Bus Depot markets, the apartment's premium location is unparalleled. Just minutes from the vibrant Kingston Foreshore, Lake Burley Griffin, and the dynamic hubs of Kingston and Manuka, as well as the Parliamentary Triangle.

- \* Expansive living area with generous proportions
- \* Gourmet kitchen with premium appliances and granite countertops
- \* Segregated master suite with ensuite and spa bath
- \* Private balcony ideal for outdoor relaxation
- \* Full-sized tennis court
- \* Secure basement parking for two vehicles with internal access
- \* Prime Inner South location
- \* Intercom access to the apartment
- \* Spacious bedrooms, each with built-in robes
- \* Boutique complex in a tightly held community
- \* Situated on a quiet loop street, within walking distance to Telopea Park, Lake Burley Griffin, and the Kingston and Manuka Centers

EER: 6.0

Living Size: 98sqm plus 6sqm externally

Strata Rates: \$1,553.01pq

Rates: \$2,994pa (approx.)

Land Tax: \$4,095pa (approx.)

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