

95/61 Giles Street, Kingston, ACT, 2604

LUTON

Apartment For Sale

Thursday, 15 August 2024

95/61 Giles Street, Kingston, ACT, 2604

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Justine Burke

Not Your Average Apartment, with Abundant Space and Light

Positioned on the top floor of 'The Gateway' and only metres from everything old Kingston and the Kingston Foreshore have to offer, this super generous one bedroom apartment of 75m² (approx.) makes for a fantastic first home or a sound investment property.

Immediately welcoming, the huge living room leads out to the tiled balcony, with its very pleasant outlook over the streetscape and towards the Kingston Foreshore. The modern kitchen forms part of the open concept living, with easy access to the balcony for outdoor entertaining.

The apartment has just been repainted throughout and there is also brand new carpet, so it leaves nothing to do but move in and enjoy the wonderful cosmopolitan lifestyle on offer!

With everything at your doorstep including public transport a car may be unnecessary, however for those who need it, there is a single car space in the basement carpark in addition to abundant street parking all around. Walk to restaurants, grocery stores, coffee shops, the Kingston Markets, Lake Burley Griffin and local gyms there is nothing this location doesn't offer.

Features:

- Super convenient location
- Top floor apartment
- Spacious living areas
- Large tiled balcony
- Modern kitchen with dishwasher
- Bedroom with built-in wardrobe
- New carpet and paint throughout
- Reverse cycle split system
- Recently updated hot water system
- Secure building access
- Single basement car space, plus plenty of street parking
- Walking distance to all the amenities of old Kingston and the Kingston Foreshore
- Rental appraisal of \$540 - \$580 per week

EER: 6

Living size: 75m² plus 22m² balcony (approx.)

Land Tax: \$2,758 p.a (approx.)

Land rates \$2,212 p.a (approx.)

Body Corporate \$5,596 p.a (approx.)