

**418/82 Wentworth Avenue, Kingston, ACT 2604**

LUTON

**Townhouse For Sale**

Monday, 1 July 2024

418/82 Wentworth Avenue, Kingston, ACT 2604

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 80 m2**

**Type: Townhouse**



Michael Martin  
0261763448



Team Rahi and Nader  
0481081251

**\$779,000+**

Experience More ...Quality | Prime Positioning | LifestyleA modern apartment with high quality finishes situated in the heart of Kingston, you are only minutes walk to St Clares College, St Edmunds College, the Manuka Shopping District and the majestic Kingston Foreshore for the best Canberra lifestyle experience. Modern, sophisticated and spacious. You are invited in with a well orientated kitchen which looks through to the open plan living and dining room for the highest level of functionality.High quality fixtures and fittings have been poured into this property to make you feel right at home from the moment you walk in. From the appliances, to the flooring to the window furnishings. Everything has been carefully selected to provide the upmost in luxury living.Offering the upmost in entertaining, this generous two bedroom, two bathroom apartment offers a spacious balcony. Perfect to entertain family and friends or to relax after a long day.A stunning complex, a convenient street and luxury amenities are at your doorstep which include a complete gym, yoga studio with kitchenette and bathroom facilities, restricted access to basement with two allocated car spaces, an enclosed storage unit, a community garden with barbeque and seating areas.Key Features |2 Bed | 2 Bath | 2 GarageA sophisticated and modern apartment complexSpacious open plan kitchen, living and dining roomAn expansive entertaining balcony to wind up or wind downTwo bedrooms of accommodation plus two bathroomsCustom fixtures and fittings including appliances, flooring and window coveringsA secure underground double car space with storage cageHeating and cooling options throughoutPlenty of visitor parking optionsKey Information |Living: 80 sqmBalcony: 16 sqmEER: 6 StarsBody Corporate: \$ 663.00 per quarterRental Return: \$650 – \$700 per weekTo register your interest, please call Michael on 0411 748 805 or Rahi on 0481 081 251This home is highly recommended and will not last long on the market. Don't wait, don't hesitate or it will be too late!