

10/102 Giles St, Kingston, ACT, 2604

Unit For Sale

Thursday, 5 September 2024



10/102 Giles St, Kingston, ACT, 2604

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Unit



Brett Hayman

0411414624

Northerly facing, sun filled living

Positioned on the foreshores of Lake Burley Griffin, just moments from the impressive selection of restaurants, nightlife & specialty stores along the vibrant boardwalk.

Sheltered from the hustle and bustle, the impeccably presented apartment offers a quiet and relaxed setting for modern living and entertaining. The well proportioned, open plan design starts with a study area beside the entry that connects to the kitchens, meals and living area which open to the full width, northerly balcony. The modern kitchen includes stone benchtops, Smeg oven and gas hob.

Accommodation is provided by two bedroom, the main bedroom with ensuite and both with built in robes and access to the rear courtyard. Additional features include reverse cycle heating and cooling and basement parking with storage locker.

Surrounded by many restaurants and cafes spanning the foreshore and within walking distance from the Kingston shops, Manuka shops and Barton, you'll have countless ways to occupy your free time. For those that love the outdoors, the Jerrabomberra wetlands, Norgrove Park, Telopea Park and Bowen Park are all at your doorstep. As we come into spring, scenic walks around the lake are calling. Don't wait any longer to enjoy the urban lifestyle on offer. Call today to arrange an inspection.

Features:

- Sun filled living areas
- Reverse cycle heating and cooling
- Modern kitchen with Smeg appliances, gas hob and stone bench tops
- North facing front courtyard
- Secondary rear courtyard overlooking the central common garden
- Bathroom and ensuite with floor to ceiling tiles
- The main bathroom includes a bath
- Separate laundry
- Two secure carspaces
- Single level access from street level via the rear courtyard

EER: 5.5

Living: 95m²

Balcony: 39m²

Rates: \$2,577 pa (approx)

Land Tax: \$3,371 pa (approx)

Body Corporate: \$6,837 pa (approx)

Nearby

- Telopea Park School
- Narrabundah College
- Kingston Foreshore
- Parliamentary Triangle
- Manuka Village
- Bus depot markets
- Fyshwick markets
- Lake walking and cycling paths
- National Art Gallery
- Portrait Gallery
- National Library

- Old Parliament House
- Manuka Oval
- Telopea Park