

304/34 Eyre Street, Kingston, ACT 2604



Unit For Sale

Sunday, 23 June 2024

304/34 Eyre Street, Kingston, ACT 2604

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 82 m2

Type: Unit



Grahame OBrien
0418625437



Tim Ngo
0416543885

\$830,000+

Nestled in the heritage-rich & vibrant suburb of Kingston, Atria overlooks picturesque Green Square with its boutique village atmosphere. New to the market is this exciting mid level apartment where quality & convenience is a way of life. You will love the convenience of having everything literally on your doorstep including a large supermarket, endless cafes, delectable restaurants and a variety of boutique shops. Plus the lake & foreshore restaurants are just moments away. And positioned within the Parliamentary triangle makes this the perfect place to live. From the moment you step inside, you'll know that this is no ordinary apartment. The apartment is east facing and enjoys loads of sunlight - there are 2 segregated bedrooms, 2 bathrooms, 2 balconies & basement parking for 2 cars. You'll love the open plan living area where the kitchen is the star of the show. There is an expansive kitchen island bench making it perfect for entertaining friends and this leads out to a large balcony with uninterrupted views towards the foreshore. Both bedrooms are at opposite ends of the apartment which is ideal for privacy or for people working from home. And having balconies on both ends gives you plenty of options for comfortable living, year-round. Although the property is currently tenanted, this is a quality home that will appeal to a number of buyers including people looking to downsize to in the future, astute investors or future live in buyers. Discover this delightful property today and find out why people choose "Atria" as a place to call home - It offers the perfect blend of amenities, modern living & suburban charm. Features: • Highly sought-after location in vibrant Kingston • Supermarkets, cafes, restaurants & boutique shopping on your doorstep • Walking distance to the Lake, Fyshwick markets & train station • Exciting and functional floorplan – no wasted space • Mid-level position with a pleasant inner south outlook • Ducted air conditioning (Heating & cooling) • Quality upmarket inclusions • Basement parking for 2 cars plus storage • Internal atrium for extra light & airflow to all apartments • Close proximity to Parliamentary zone, vibrant Kingston Foreshore, National Gallery, and more. Essentials: (Approx.) • Living size: 82m² • Balcony: 22m² • Total area: 104m² • Rates: \$1,339 p.a. • Land tax: \$1,539 p.a. • Strata Levies: \$3,833 p.a. • Strata Manager: Civium Strata Management • Current rent: \$750/week (lease expires in Dec 2024) • Age: 4 years (built in 2020) • EER: 5