

**4/77 Leichhardt Street, Kingston, ACT, 2604**

**Unit For Sale**

Wednesday, 14 August 2024



THE  
PROPERTY  
COLLECTIVE

4/77 Leichhardt Street, Kingston, ACT, 2604

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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## Ground-Floor Apartment in the Heart of Kingston

Experience the perfect blend of convenience and comfort in this desirable one-bedroom ground-floor apartment, located in the heart of Kingston. With its spacious layout and modern finishes, this apartment is a fantastic opportunity for first-time buyers, downsizers, or investors.

The well-appointed bedroom features night/day roller blinds, a double mirrored built-in wardrobe, and sliding door access to a private courtyard. The contemporary two-way bathroom is finished with high-quality fixtures, fittings, and floor-to-ceiling tiles, ensuring both style and functionality.

The modern kitchen offers ample cupboard space, sleek stone benchtops and splashback, and SMEG appliances. The European laundry is conveniently tucked away within the kitchen, maximizing space and efficiency.

Step outside to your spacious courtyard, perfect for entertaining or relaxing in your own private outdoor space, with direct access to the communal gardens.

This prime location puts you close to Kingston shops, Fyshwick Fresh Food Markets, the Fyshwick precinct, the train station, and the popular Kingston Foreshore. Enjoy a vibrant lifestyle with cafes, restaurants, and shops just moments away.

Whether you're looking to invest or move in, this property offers an incomparable location and a comfortable, modern living space in one of Canberra's most sought-after suburbs. Don't miss this opportunity to secure a home that truly has it all.

### The Perks:

- Ground floor
- Access from your private courtyard
- Small complex of only 40 units
- High ceilings
- LED lighting
- Split system heating & cooling located in the living
- North/West facing aspect
- 2-way bathroom
- SMEG appliances
- Allocated carpark with storage cage

### The Numbers:

- Living: 57m<sup>2</sup>
- Courtyard: 19m<sup>2</sup>
- Rates: \$347.26 per quarter approx.
- Land tax: \$398.41 per quarter approx.
- Strata fee: \$794.68 per quarter approx.
- Rental estimate: \$520 - \$550 per week
- Build year: 2014
- EER rating: 6 STARS

### Explaining the private treaty process:

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.