

406/34 Eyre Street, Kingston, ACT 2604



Unit For Sale

Friday, 15 March 2024

406/34 Eyre Street, Kingston, ACT 2604

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 62 m2

Type: Unit



Jacob Stanton
0499999734



Jesse Sands
0402669754

Offers Over \$579,000

Introducing "Kingsview": Atria's Crown Jewel, an exquisite top-floor 1-bedroom apartment nestled in the heart of Kingston Green Square. Named for its breathtaking east-facing orientation, "Kingsview" offers unparalleled leafy vistas of the majestic mountain ranges, elevating your living experience to new heights. Immerse yourself in contemporary living seamlessly intertwined with a prime location, inviting you to embrace an extraordinary lifestyle. Atria stands proudly amidst the historic charm of Old Kingston, epitomizing modernity in this coveted locale. Embrace elevated living standards within a vibrant community, surrounded by a thriving retail precinct that ensures convenience at every turn. Situated on level 4, step into this expansive 1-bedroom sanctuary boasting a thoughtfully designed floor plan and a luxurious kitchen equipped with integrated SMEG microwave oven, fridge-freezer, and semi-integrated Bosch dishwasher. Luxurious stone benchtops, elegant pendant lighting, and a glass mirror splashback elevate the kitchen's ambiance, complemented by a spacious breakfast bar exuding sophistication. Indulge in the comfort of 2.7m high ceilings throughout, complemented by ducted air-conditioning for a cozy atmosphere. Hardwood timber flooring graces the living area, while quality carpeting adorns the main bedroom, harmonizing with the fully tiled bathroom featuring a large vanity unit, semi-frameless shower, and high-quality Caroma tapware. A fully fitted European laundry adds practicality to luxury living. With two balconies offering private, elevated views overlooking the leafy Kingston surrounds and distant mountain ranges, the outdoors seamlessly blend with indoor living. For added security, the apartment includes a single secure car space accessible via fob only, along with a video intercom system. An allocated storage shed enhances convenience, with ample off-street and guest parking nearby. Enjoy the vibrant surroundings with all amenities within reach, from Supabarn to Messina Gelateria and Wildflour bakery. Stay active with Club Lime and Hiit Republic gyms just moments away. Simplify your commute with the city a mere 5km from your doorstep, whether by foot, bicycle, scooter, or car.

INVESTMENT OPPORTUNITY: This apartment presents a unique opportunity for discerning buyers, appealing to both live-in owners and savvy investors alike. Its track record as a successful Airbnb unit 'Kingsview' underscores its potential as a lucrative investment in Canberra's thriving rental market. Don't miss out on the chance to call this luxurious residence in Kingston Green Square your own.

The Lifestyle:· Kingston Green Square location· Atria houses flagship 'Super Barn' store· Parliamentary Triangle· Kingston & Mauka shopping precinct· Lake Burley Griffin· An array of Canberra's best cafés, gyms & restaurants· 10 minute drive to CBR Airport, CBD

The Perks:· Building A, Level 4· Highly sought after "Atria" complex· Developed by KG Capitol / PEET & built by Construction Control· Top floor 1-bedroom apartment situated in one of Canberra's most coveted locations· East facing aspect and uninterrupted views over leafy Kingston & mountains· Kitchen featuring Grohe tapware, integrated SMEG microwave oven, fridge-freezer, and semi-integrated Bosch dishwasher· Luxurious stone benchtops, including a generous breakfast bar/casual dining space· Feature pendant lighting to kitchen + feature glass mirror splash back· Elegant hardwood timber flooring throughout the living area· Fully tiled bathroom boasting a large vanity unit and high-quality Caroma tapware· Comfortable living with 2.7m high ceilings accommodating ducted air-conditioning· Convenient European laundry complete with multiple storage cupboards and Fisher & Paykel washer/dryer combination· Top quality 'Watson Blinds' sheers and block out roller blinds· Secure parking space located at the entry to the car park with fob-only access· Video intercom system· Additional storage shed adjacent to the apartment's entrance· NBN connected· Lift access from carpark to foyer and apartment level· Dedicated motor bike & bicycle spaces in basement· Pet Friendly Complex

The Numbers:· Total internal living: 53m²· Balconies: 9m² approx.· Rates: \$450.72 p.q approx.· Strata fees: \$609.85 p.q approx.· Land Tax: \$539.19 p.q approx. (Investors only)· Rental Estimate: \$540 - \$560 p.w approx.· Airbnb Estimate: \$150-\$170 per night approx.· Build: 2022· EER: 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.