

# 13/45 Wentworth Avenue Kingston ACT 2604

13/45 Wentworth Avenue Kingston ACT 2604

-35.3207723, 149.1477526



Conveniently positioned in vibrant Kingston Foreshore area is this modern 2 storey loft style 1 bedroom plus study executive apartment. Featuring high, floor to ceiling windows that allow the morning sunlight to come streaming into the living areas you will enjoy every aspect of living that this apartment has to offer. The well-designed living areas include a large lounge and dining area that are well laid out and looked over from the functional kitchen where you'll be able to entertain friends in style. The kitchen includes stone bench tops, glass splashbacks and loads of functional cupboard and pantry space that will help to make life easy for you. The main level also includes a study area that could also double as a small nursery or bedroom if required and there is a separate downstairs powder room for your added convenience. Upstairs you will find the spacious main bedroom along with a large walk in robe and ensuite bathroom. The balcony enjoys a pleasant outlook onto the main courtyard area and will allow for you to relax upon in relative privacy given its elevated position. Other benefits include; • Split system air conditioning • 2 carparks with storage • Intercom security stairwell access • Full length roll down window blinds • Internal under stair storage • 78m<sup>2</sup> internally & 20m<sup>2</sup> balcony Outgoings are as follows: • General rates: \$516 per quarter • Body Corporate Levies: \$858.55 per quarter • Construction Date: August 2005 • Land Tax: \$659 per quarter

## Overview

Purpose: Sold	Sale price: \$480,000	Rent price: \$
Auction:	Land area: m <sup>2</sup>	Living area: 78m <sup>2</sup> m <sup>2</sup>
Bedrooms: 1	Bathrooms: 1	Garage Spaces: 2
Carport Spaces:	Postcode: 2604	

## Indoor amenities

- ✓ Intercom/Security access
- ✓ Walk in robe

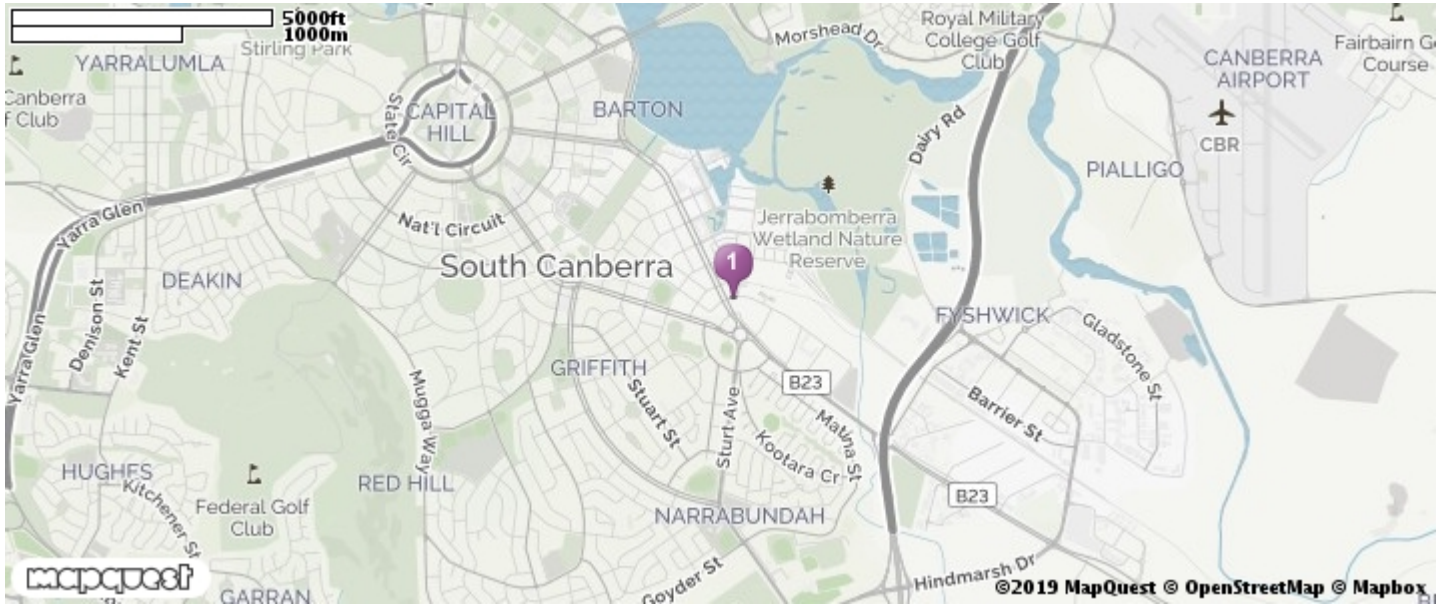
## Outdoor amenities



Balcony

✓ Garage

## Distances



## Agent Details

chris.wilson@creamresidential.com.au - Chris Wilson

## Canberra Real Estate - Rise Above

