

# 53 Leichhardt Street Kingston ACT 2604

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-35.3212697, 149.146938



Set on an easy care 707m<sup>2</sup> parcel of land in the Kingston Heritage Precinct is this charming three-bedroom, full brick cottage style home. Sympathetically extended to seamlessly combine the old with the new, this home features a large sun soaked living entertaining area that will allow space for families to be able to spread their wings and not get in each other's way. The property offers charm and character with solid timber flooring, plantation timber shutters and functionality from the floor plan that flows effortlessly throughout the home. The kitchen is modern and includes stone bench tops, glass splash backs, stainless steel oven and cooktop and an integrated dishwasher. There is ample cupboard space and a small servery window to the family/entertainment room. All three bedrooms are generous in proportion and the main includes built-in robes and all have modern ceiling fans which are also throughout the remainder of the home. The bathroom is also functional and is decorated in modern tones and includes a shower over the bath, separate toilet and large vanity cupboard with storage. The cottage gardens offer privacy and sleeper lined pathways and garden beds that give a certain unique charm and character to the home. At the rear of the garage is a studio that can be used for many different purposes depending on your requirements. Being so close to the Kingston shopping area and Kingston Waterfront you will be spoilt for choice as to where you will be spending your downtime with friends and family. Features include:

- Terracotta roof tiles
- In-floor heating to the family room
- Ducted gas heating throughout the original home
- Ceiling fans
- Double glazing to the extension of the home
- Solid brick construction
- Close proximity to the Kingston shops and ForeshoreOutgoings

General Rates: \$1247.25 p/qtr (approx.) Land Tax: (if rented out) \$2088.75 p/qtr (approx.) UV: \$928,000 Block Size: 707m<sup>2</sup> (approx.) Living Area: 114m<sup>2</sup> (approx.)

## Overview

Purpose: Sold	Sale price: \$1,400,000	Rent price: \$
Auction: Saturday 10th October 2020 10:00am On Site	Land area: 707m <sup>2</sup>	Living area: 114m <sup>2</sup>
Bedrooms: 3	Bathrooms: 1	Garage Spaces: 1
Carport Spaces:	Postcode: 2604	

## Indoor amenities



Built-in Robes

✓ Dishwasher

✓ Family room

✓ Formal dining room

✓ Heating

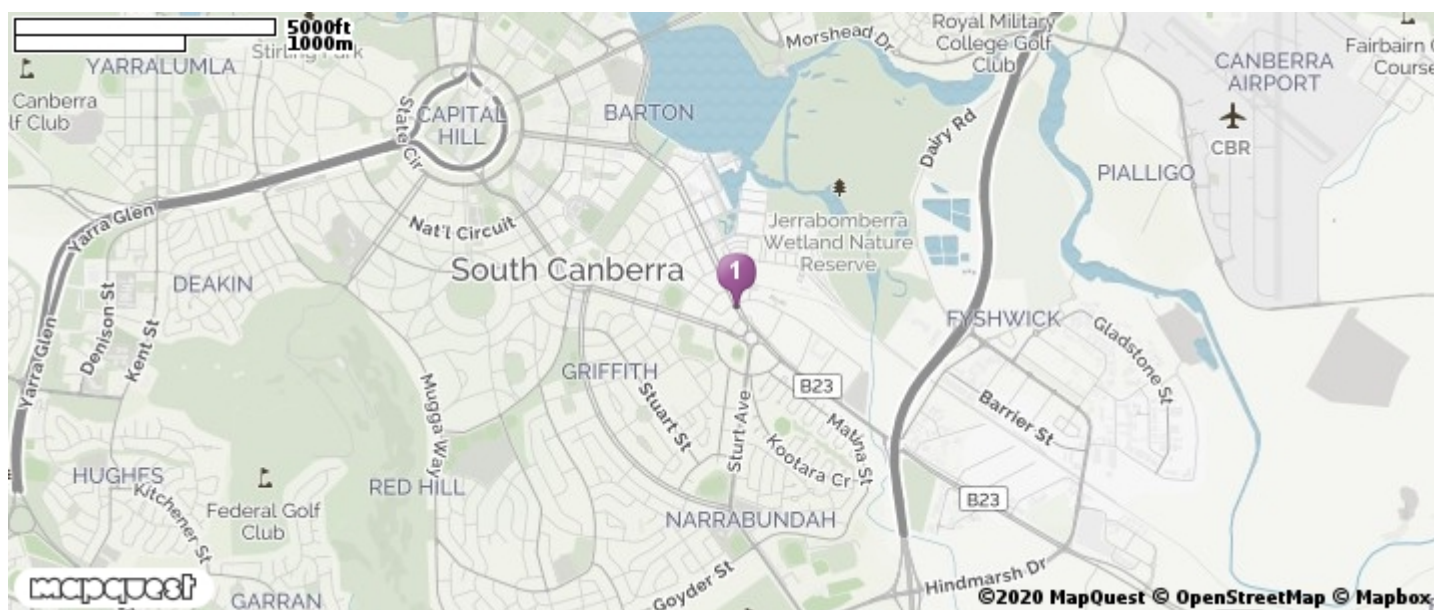
## Outdoor amenities

✓ Garage

✓ Outdoor entertaining area

✓ Parking

## Distances



## Agent Details

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Canberra Real Estate - Rise Above

