

24/11 Howitt Street, Kingston ACT 2604

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-35.3164264, 149.1439364



Set on the top floor of the well regarded “Avenue” apartment and townhouse complex is this immaculately presented 2-bedroom apartment. Featuring a large formal entry that leads to the combined formal lounge and dining area. Here you will appreciate the sun that comes flooding into the apartment from the full-length balcony windows and sliding doors and private end window. The living area opens onto a private 11m² balcony that is cut into the roofline. Here you will be able to relax and entertain friends whilst enjoying the views that are on offer. The living area has a host of shelving space and has a full-length brick feature wall that adds to the character of the apartment. The kitchen is separate and can be closed off from the living areas. It also has a large window that allows plenty of light to come into the space which you will be sure to appreciate. It is in excellent original condition and has ample cupboard and bench space. Both bedrooms are extra large in size and include built in robes and due to their position capture the morning sun. The bathroom features a separate shower and bath which is hard to find but will be sure to be appreciated by a lucky buyer. Apartments in the Avenue are hard to secure so if you are looking to buy in a location that is both close to the Kingston shopping precinct and also not far from the Kingston Foreshore then this property deserves your close inspection. Other features include: Honeycomb vertical blinds throughout Reverse cycle air-conditioning Dishwasher Carport and storage shed Intercom security stairwell access Construction date October 1985 Outgoings are as follows: General Rates: \$598 p/qtr (approx.) Land Tax: (only if rented) \$833 p/qtr (approx.) Body Corporate Levies \$806.65 p/qtr (approx.)

Overview

Purpose: For Sale	Sale price: \$540,000+	Rent price: \$
Auction:	Land area: m ²	Living area: m ²
Bedrooms: 2	Bathrooms: 1	Garage Spaces:
Carport Spaces: 1	Postcode: 2604	

Indoor amenities

- ✓ Air conditioning
- ✓ Built-in Robes
- ✓ Dishwasher
- ✓ Heating
- ✓

Intercom/Security access

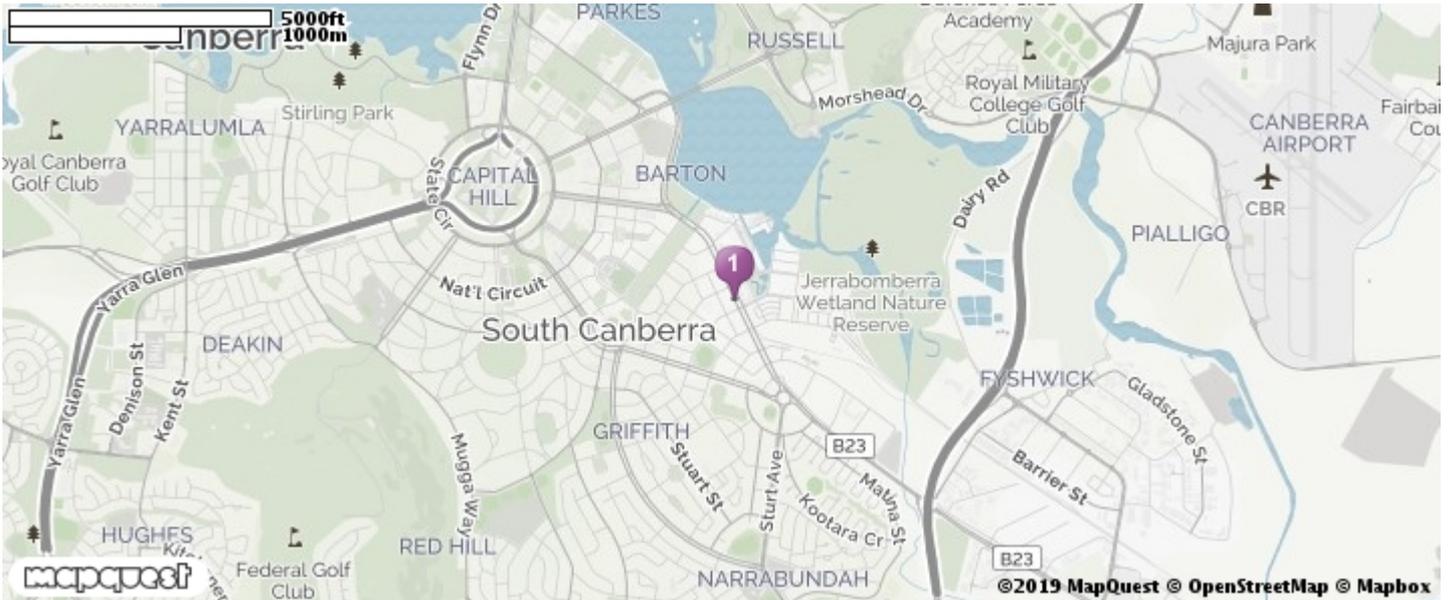
Outdoor amenities

✓ Balcony

✓ Carport

✓ Outdoor entertaining area

Distances



Agent Details

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Canberra Real Estate - Rise Above

