



18/27 Cunningham Street, Kingston

Oversized 113sqm Apartment | Light on Three Sides | Foreshore & Shops at Your Doorstep

Opportunities like this don't come up often. Within the tightly held Oak Square development of just 21 apartments, this third-floor residence is one of only three on the level and enjoys a true corner position with only one shared wall. Private, quiet and substantial in scale.

Step inside to a defined entry hallway that opens into a generous open-plan living and dining space. North-facing and overlooking mature trees and the internal courtyard fountain, the outlook feels green, calm and almost retreat-like while still being right in the heart of Kingston.

The kitchen is well appointed and functional, with stone benchtops, gas cooktop, quality oven, integrated dishwasher and fridge, along with excellent cabinetry and ample storage.

The living area flows seamlessly to a large balcony, perfect for entertaining or simply enjoying the leafy outlook.

Accommodation is generous and well separated. The main bedroom

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FOR SALE

\$860,000+

VIEW

Sat 18th Apr @ 12:30PM - 1:00PM

AGENTS

Dikshant Dhungel

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dikshant.dhungel@ljhmanuka.com.au

AGENCY

LJ Hooker Manuka

(02) 6239 5551

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

includes a walk-in robe, ensuite and direct access to its own balcony. The second bedroom features built-in robes and sits privately away from the main suite, creating a practical and comfortable layout.

A European laundry is neatly tucked away in the hallway.

Window treatments have been thoughtfully selected throughout, with dual roller blinds to the living areas and bedrooms, plus blackout curtains to the main bedroom for added comfort.

Positioned approximately 500 metres to Kingston shops and 700 metres to the foreshore, you're close to everything while still enjoying privacy and quiet surrounds.

Apartments of this scale and position within Oak Square are tightly held. If you've been waiting for something substantial in Kingston, this is one to inspect.

- Third-floor position with lift access
- Corner apartment with only one shared wall
- Boutique development of 21 apartments
- One of only three apartments on the level
- North-facing aspect overlooking mature trees and internal courtyard fountain
- Two balconies
- Spacious open-plan living and dining
- Stone waterfall benchtops
- Gas cooktop
- Baumatic oven
- Integrated Baumatic dishwasher
- Integrated Fisher & Paykel fridge
- Integrated DeLonghi microwave
- Generous pantry storage
- Main bedroom with walk-in robe and ensuite
- Heated towel rail to ensuite
- Well-appointed main bathroom
- European laundry with sleeving
- Dual roller blinds throughout
- Blockout curtains to main bedroom
- Secure intercom access

EER: 6

Internal Living: 113 sqm (approx.)

Outdoor Living: 22 sqm (approx.)

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.



MORE DETAILS

Property ID	1UHFFMF
Property Type	Apartment
House Size	113 m2
EER	6
Including	Ducted Cooling Ducted Heating Intercom Balcony Dishwasher

Dikshant Dhungel 0451 404 198

Property Consultant | dikshant.dhungel@ljhmanuka.com.au

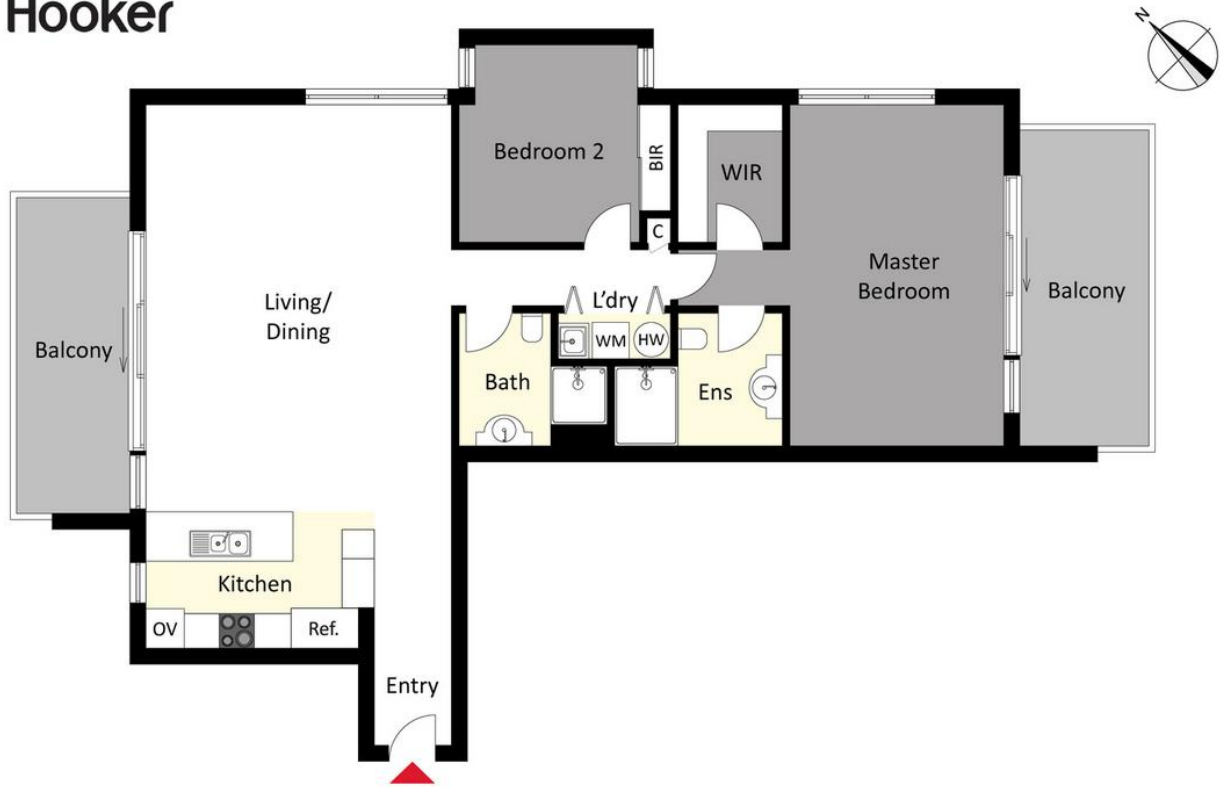
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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