



Kingston, 48/72 Wentworth Avenue

The perfect investment or first start!

Welcome to 'The Brighton'! Perfectly positioned for easy access to Manuka Shops and all Kingston has to offer including Canberra's finest restaurants and cafes. The complex is set around an internal courtyard containing all the amenities you will need, including an outdoor pool, gym and tennis court making this the perfect place to relax and unwind.

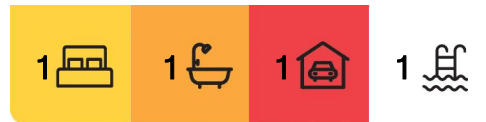
From the moment you walk into the property you will be impressed by the spacious size of the living and dining area. Totalling 58sqm in total the property doesn't compromise on potential. The well-appointed kitchen features an electric cooktop and oven and a dishwasher.

The large bedroom allows for convenience with built in robes and direct balcony access. The spacious combined bathroom and laundry features a shower over bath.

To stay comfortable all year round the property contains a split system unit for both heating



Disclaimer: 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.



For Sale
\$420,000+

View
ljhooker.com.au/1TMFFMF

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EER ★★★★★

LJ Hooker Manuka
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and cooling. Storage isn't a problem with addition of a storage cupboard in the living area and convenience isn't compromised with a secure car space.

Features include:

- *Bedroom with built in robe
- *Open plan lounge, dining and kitchen
- *Well-appointed kitchen with electric cooktop, electric oven and dishwasher
- *Spacious combined bathroom and laundry
- *Shower over bath
- *Balcony with access from both the bedroom and lounge
- *Storage cupboard in living area
- *Split system unit for both heating and cooling
- *Secure car space

EER: 6

Rates: \$502pq approx.

Strata: \$1109pq approx.

Land Tax: \$652pq approx.

Internal Living: 58sqm approx.

Outdoor Living: 6sqm approx.

Currently rented on a fixed term lease at \$480 per week

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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 About this Property

Property ID	1TMFFMF
Property Type	Apartment
House Size	58 m2
EER	6
Including	Pool Tennis Court Balcony Gym Dishwasher Built-in-Robes Secure Parking Liveability

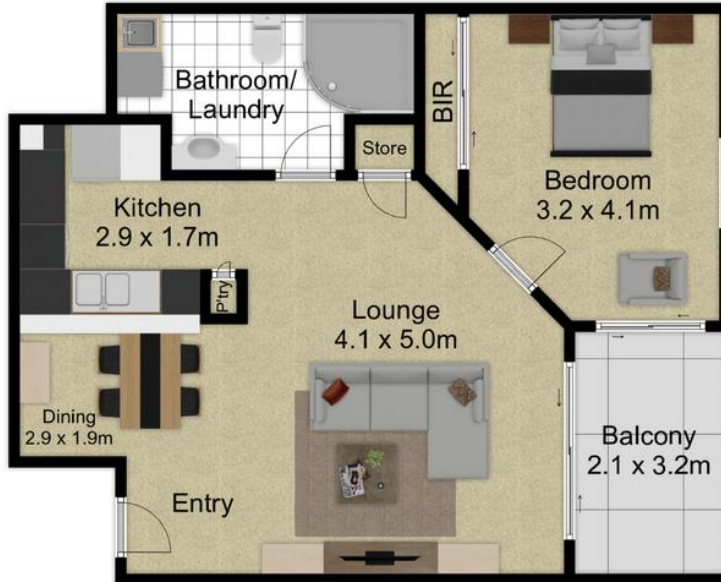
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Manuka

Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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