

135/81 Kennedy Street, Kingston

Inner South living, done right. Light, space and a leafy outlook.

Kingston does not need much selling, but a good apartment on Kennedy Street does not come around often. This one sits in the Brighton complex on the quieter, leafy side of the street, with direct access from Kennedy Street and a tree canopy outlook that follows you from room to room.

Inside, the open plan lounge and dining sits at the front of the apartment, with both areas connecting to the balconies so the space never feels closed in. The kitchen has been very recently installed with brand new cabinetry, appliances, benchtops and tiling throughout. It is the kind of finish that makes the whole apartment feel new.

A wide hallway runs through the middle of the apartment, creating a natural separation between the living zone and the bedrooms. Both bedrooms are a good size, each with built-in robes, and the main bedroom has its own ensuite. The main bathroom sits centrally and services the second bedroom. Every window looks out into the tree canopy, giving the apartment a sense of calm that is rare to find this close to everything Kingston has to offer.

2 2 1

FOR SALE
$669,000+

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AGENCY
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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

Residents have access to a pool, gym and tennis court within the complex. The apartment also benefits from direct internal access via stairs from the underground car space, meaning you can get from your car to your front door without stepping outside.

The Kingston shops, the Foreshore and the Fyshwick Markets are all within easy reach, and Manuka is just a few minutes down the road.

Features:
- 94m2 internal plus 16m2 across two separate balconies
- Top floor apartment
- Newly installed kitchen kitchen with new cabinetry, appliances and benchtops
- Two bedrooms, both with built-in robes
- Main bedroom with ensuite and wall-to-wall built-in robes
- Reverse cycle heating and cooling in living area
- Tree canopy outlook from every window
- Wide central hallway separating living and sleeping zones
- Pool, gym and tennis court within the complex
- Leafy Kennedy Street address, Brighton complex
- Direct internal access from underground car space to apartment
- New Kleenmaid cooktop and oven
- Moments to Kingston shops, the Foreshore and Fyshwick Markets

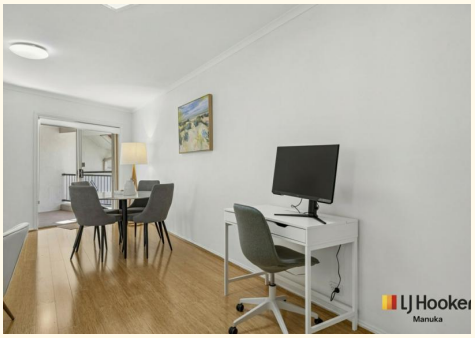
Key Figures:
EER: 5.5
Rates: $584pq (approx.)
Strata: $1,451pq (approx.)
Internal Living: 94 sqm (approx.)
Outdoor Living: 16 sqm (approx.)
Year Built: 1997
Rental Appraisal: $650 - $750 pw

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.











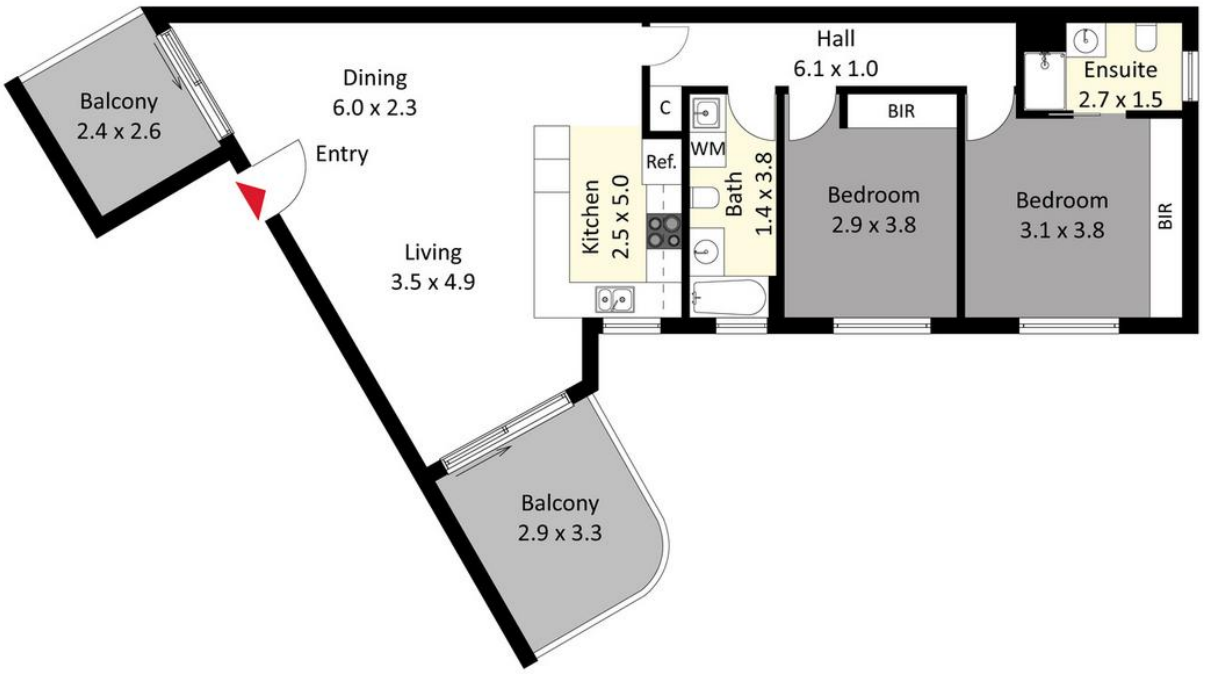
MORE DETAILS

Property ID	1UNNFMF
Property Type	Apartment
EER	5.5
Including	Air Conditioning
	Intercom
	Pool
	Tennis Court
	Balcony
	Gym
	Dishwasher
	Floorboards

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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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