







18/10 Burke Crescent, Kingston

# Sunlit Interiors and Expansive Living in Convenient Kingston

Located within the illustrious Soho complex, this spacious sun-drenched apartment offers a lavish combination of generous interiors, abundant natural light and easy indoor-outdoor living. With floor-to-ceiling windows, a substantial balcony and a well-designed open-plan layout, 18/10 Burke Crescent provides a home that is both practical and inviting.

The spacious kitchen does not skip out on practicality, equipped with Bosch appliances and plenty of cabinetry. The kitchen flows into the large open-plan living area where floor-to-ceiling windows flood the space with natural sunlight.

Coming off the living area, the large balcony seamlessly creates an extension from inside the apartment, while providing a picturesque landscape and the perfect location for outdoor entertainment.

Both bedrooms are generously proportioned with the master bedroom featuring a walk-in wardrobe and private ensuite. The second bedroom has built-in robes and is conveniently positioned next to the main bathroom which is complete with a full-sized bath.

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**FOR SALE**
$699,000+

**VIEW**
Thu 5th Nov @ 5:30PM - 6:00PM

**AGENTS**
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**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.

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The European-style laundry is fitted with a dryer and space for a washing machine while the apartment is serviced by a split-system Daikin air conditioner. Adding further convenience are two dedicated car spaces, providing secure parking.

Located in the heart of convenient Kingston with an established lifestyle precinct right on your doorstep, the location is an added bonus. Enjoy easy access to the Kingston Foreshore, local cafes, restaurants, bars and boutique shopping with the nearby Manuka precinct only minutes away.
Quality schools, Lake Burley Griffin and Canberra's CBD are also conveniently accessible.

With an envious combination of space, sunlight and an idealistic location in the heart of Canberra, 18/10 Burke Crescent is an opportunity not to be missed.
Features:

- Floor-to-ceiling windows with abundant natural light
- Spacious open-plan living and dining area
- Large balcony ideal for entertaining
- Split-system air conditioning
- Spacious kitchen with excellent storage
- Bosch dishwasher, oven and microwave
- Main bedroom with walk-in robe and ensuite
- Second bedroom with built-in robe
- Spacious second bathroom with full-sized bath
- Multiple storage cupboards throughout
- European-style laundry with dryer and washing machine provision
- Secure parking for two vehicles
- Located within the Soho complex

EER: 6
Rates: $650pq (approx.)
Strata: $2,250.35pq (approx.)
Internal Living: 98sqm (approx.)
Outdoor Living:  27sqm (approx.)
UV: $120,000 (2026)
Year Built: 2006
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.

EER ★★★★★★

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## MORE DETAILS

| | |
|---|---|
| Property ID | 1UWNFMF |
| Property Type | Apartment |
| EER | 6 |
| Including | Air Conditioning<br>Balcony<br>Dishwasher<br>Built-in-Robes |











**Samuel Thompson 0412 300 774**
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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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