



333/34 Eyre Street, Kingston

Executive, Smartly Appointed Unit In The Heart Of The Inner South

Positioned within the acclaimed Atria complex, this stylish two-bedroom apartment offers a superb opportunity for investors seeking strong rental appeal, or for homebuyers looking to secure a low-maintenance lifestyle in one of Canberra's most vibrant precincts.

Set above the ever-popular Messina Gelato, Supabarn supermarket, Lava Coffee and several eateries, and just a short stroll to Green Square, nearby medical centre and the Kingston Foreshore, this property is surrounded by award-winning dining, boutique shopping, and waterfront walks. Its unbeatable central location also provides quick access to public transport, Parliamentary Triangle, and key employment hubs - ticking the boxes for both tenants and future capital growth.

Inside, a light-filled and adaptable open-plan layout makes the most of its northerly aspect, creating a warm and welcoming living space. The sleek, modern kitchen is equipped with stone benchtops, with the island bench mounted on caster wheels for easy access, quality appliances, and ample storage, seamlessly flowing into the dining and

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FOR SALE
\$630,000+

AGENTS

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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.

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lounge area. Floor-to-ceiling windows open onto a private, sunlit balcony, ideal for morning coffee or evening wind-downs.

The generous main bedroom features built-in wardrobes, while the versatile second bedrooms, currently dressed as a study, can also serve as a well-appointed guest bedroom, or additional storage.

A beautifully finished bathroom and discreet European-style laundry complete the interior.

Additional features include secure underground parking, lift access, NBN connectivity, and low-maintenance finishes - ideal for investors seeking a set-and-forget asset in a high-demand location.

In Summary:

- Located in the popular Supabarn precinct, simply head down the lift to one of Canberra's best supermarkets
- Adaptable unit
- Modern and beautifully presented
- Functional two bedroom or one bedroom + study floorplan
- Secure complex with elevator access and intercom
- North-east orientation
- Beautiful landscaping throughout the Atria complex with barbeque and seating areas
- Currently Tenanted until January 2026 for \$660/pw

Figure Summary (all approx.)

- Living Size: 70m²
- Balcony Size: 14m²
- Body Corporate: \$961.76 pq.
- Rates: \$522.00 pq.
- Land Tax (if applicable): \$657.90 pq.
- Year Built: 2021
- EER: 6

MORE DETAILS

Property ID	JAZH5W
Property Type	Apartment
EER	6

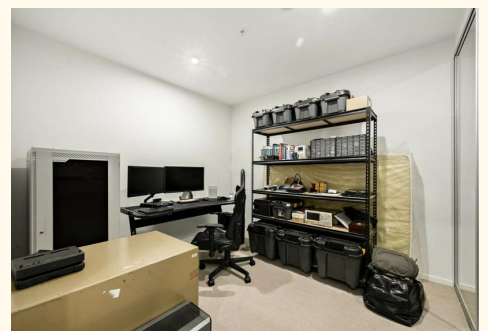
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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