







34/47 Kennedy Street, Kingston

Spacious Inner South Living with Two Generous Balconies

Perfectly positioned within the established Cavill Terrace complex, this spacious two-bedroom apartment presents an outstanding opportunity to secure a home in one of Canberra's most sought-after lifestyle locations.

Offering a thoughtful floorplan with approximately 87m² of internal living complemented by two generous balconies totalling around 28m², the apartment provides exceptional space rarely found in many newer developments. Separate living and dining areas create flexibility for everyday living, while the dual balconies invite natural light and cross ventilation throughout the home.

The kitchen overlooks the dining area and is complete with a dishwasher and ample storage, while both bedrooms include built-in wardrobes and are serviced by a spacious bathroom with the convenience of a separate toilet.

Whether you're enjoying your morning coffee outdoors, entertaining friends, or simply relaxing after work, this apartment offers an effortless lifestyle just moments from everything Kingston is renowned for.

2 1 1

FOR SALE
$589,000+

VIEW
Sat 14th Nov @ 9:00AM - 9:30AM

AGENTS
Stephen Thompson
0418 626 254
stephen.thompson@ljhmanuka.com.au

AGENCY
LJ Hooker Manuka
(02) 6239 5551

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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Situated only a short stroll from the vibrant Kingston shopping precinct, Kingston Foreshore, Manuka Village and the picturesque shores of Lake Burley Griffin, you'll have some of Canberra's finest cafés, restaurants, boutique shopping and walking trails right at your doorstep. Excellent public transport links and easy access to the Parliamentary Triangle and the CBD make this an exceptional home for owner-occupiers and investors alike.

If you've been searching for generous proportions, an unbeatable Inner South location and outstanding lifestyle appeal, this is an opportunity not to be missed.
Features:
" Two spacious bedrooms with built-in wardrobes
" Approximately 87m² of internal living
" Approximately 28m² of balcony space across two balconies
• Separate living and dining areas
• Well-appointed kitchen with dishwasher
• Spacious bathroom
• Separate toilet
• European-style laundry
• Electric heating
• Two balconies
• Secure undercover car accommodation
• First-floor position
• Located within the established Cavill Terrace complex
• Walking distance to Kingston shops, Kingston Foreshore and Manuka
• Close to Lake Burley Griffin, cafés, restaurants and public transport
• Ideal for owner-occupiers, professionals or investors

Key Figures: (approximations)
EER: 2.5
Rates: $714.00pq
Land Tax (for investors only)): $ 897pq
Strata: $827.50pq
Internal Living: 87sqm
Balconies: 28sqm

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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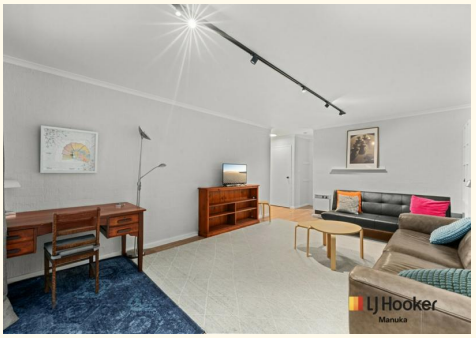
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MORE DETAILS

Property ID	1UYHFMF
Property Type	Apartment
EER	2.5
Including	Balcony
	Dishwasher
	Built-in-Robes

Stephen Thompson 0418 626 254
Proprietor and Property Consultant |
stephen.thompson@ljhmanuka.com.au

LJ Hooker Manuka (02) 6239 5551
20 Bougainville Street, MANUKA ACT 2603
manuka.ljhooker.com.au | manuka@ljhmanuka.com.au





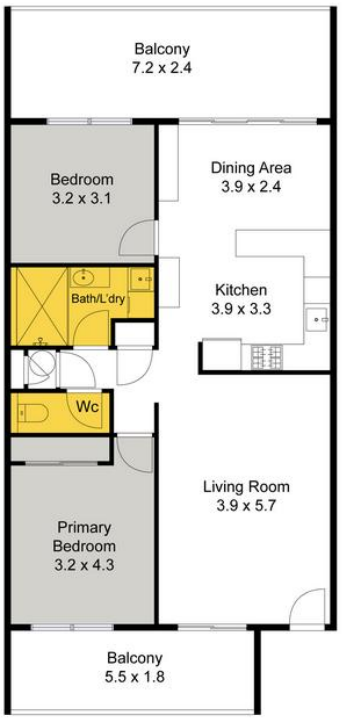






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LJ Hooker
Manuka



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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