

37/21 Dawes Street, Kingston

Executive Apartment With Space, Views and Location.

Located within the popular Kingston Place complex, 37/21 Dawes Street offers a spacious and stylish executive apartment in one of Canberra's most desirable inner south locations. Designed for modern living, this residence combines comfort, functionality and lifestyle appeal just moments from the Kingston Foreshore, local cafés and the CBD.

This generously proportioned two bedroom, two bathroom apartment showcases a contemporary aesthetic throughout, complemented by ducted heating and cooling to ensure year round comfort. The expansive kitchen is a standout feature, complete with a large island benchtop, modern appliances and an abundance of storage, ideal for both everyday living and entertaining.

The light filled open plan living and dining area is enhanced by sleek timber floorboards and flows seamlessly to the spacious balcony. With access from both the living area and the master bedroom, the balcony provides the perfect setting to enjoy a morning coffee or unwind in the afternoon.

Both bedrooms are well sized, with the master offering ensuite access

2  2  2 

FOR SALE
\$875,000+

VIEW
Sat 13th Jun @ 12:00PM - 12:30PM

AGENTS
Gabby Woods
0449 901 115
gabby.woods@ljhcanberracity.com.au

AGENCY
LJ Hooker Canberra City
(02) 6249 7700

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**

and direct connection to the outdoor space. Completing the offering are two secure car spaces, adding rare convenience in this sought-after location.

Offering executive living in a premium complex, 37/21 Dawes Street, Kingston presents an outstanding opportunity for owner-occupiers or investors seeking space, quality and lifestyle in a blue chip suburb.

Features:

- Two spacious bedrooms, including master with ensuite
- Two modern bathrooms
- Ducted heating and cooling for year-round comfort
- Light-filled open plan living and dining area
- Contemporary kitchen with large island benchtop
- Modern appliances and extensive kitchen storage
- Sleek timber floorboards throughout living areas
- Generous balcony with access from living area and master bedroom
- Two secure car spaces
- " Located in the sought after Kingston Place complex
- Walking distance to Kingston Foreshore, cafés, shops and transport

Living size: 95m²

Balcony: 26m²

Body corporate: \$2419 p.q approx.

Rates: \$1,751 p.a approx.

land tax: \$2,171 p.a approx.

Tenanted until August 26 at \$790 p/w

Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.

Disclaimer:

Disclaimer: All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.



MORE DETAILS

Property ID 2EWFFHK
Property Type Apartment
EER 6
Including Ducted Cooling
Ducted Heating
Intercom
Balcony
Dishwasher
Floorboards
Built-in-Robes
Secure Parking

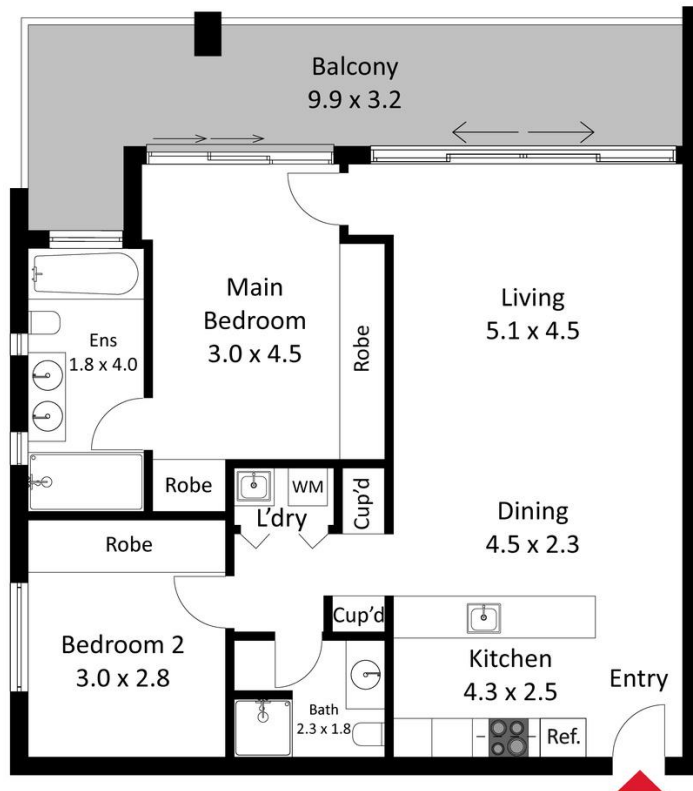
Gabby Woods 0449 901 115

Sales Consultant | gabby.woods@ljhcanberracity.com.au

LJ Hooker Canberra City (02) 6249 7700

1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601
canberracity.ljhooker.com.au | sales@ljhcanberracity.com.au





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.

37/21 Dawes Street, Kingston