



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**  
By Appointment

**AGENTS**  
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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: 95m<sup>2</sup>

Balcony: 26m<sup>2</sup>

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.

## 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**

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**LJ Hooker Canberra City (02) 6249 7700**

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