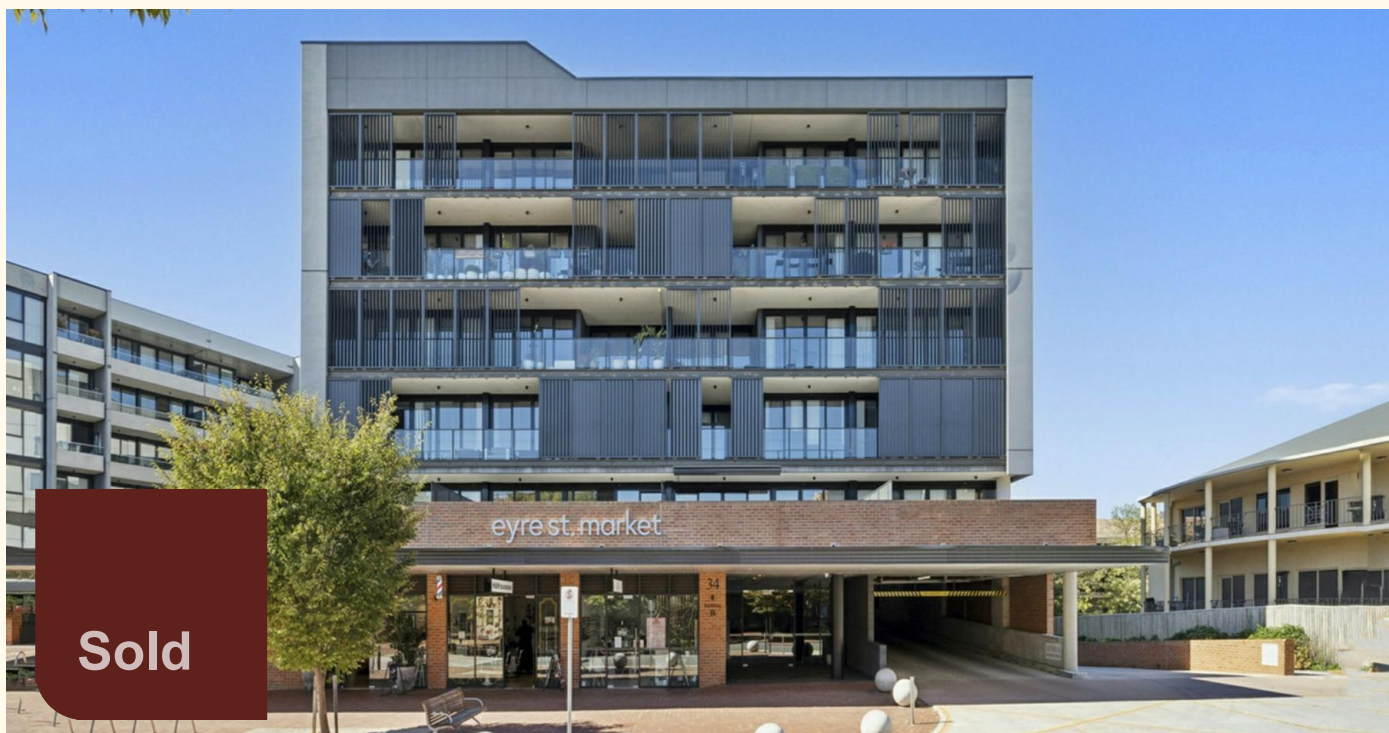


511/34 Eyre Street, Kingston

The Crown Jewel of Kingston

Auction Location: On-Site

Welcome to 511/34 Eyre Street, Kingston - an exclusive offering presented to the market for the very first time since its completion in 2019. Immaculately maintained as-new, enhanced with premium upgrades and a level of finish and inclusions seldom seen in the market, this exceptional penthouse represents the pinnacle of refined inner-south living.

Perched high on the fifth floor of the prestigious Atria development - renowned for redefining and revitalising the Old Kingston landscape - you'll find yourself immersed in a lifestyle of absolute convenience and indulgence. World-class dining, boutique shopping, and everyday essentials are quite literally at your doorstep, creating a seamless blend of luxury and liveability.

From the moment you enter, the home reveals a sense of scale and elegance, with a sun-drenched open plan living and dining domain complemented by a dedicated study nook. At its heart lies a statement kitchen of grand proportions - complete with premium integrated appliances, double ovens, expansive stone benchtops, and bespoke cabinetry. Coffered ceilings with LED feature lighting, a skylight, and a gas fireplace further elevate the ambience, while mirrored storage

3 2 2

FOR SALE

Auction

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Interested parties must rely solely on their own enquiries.



solutions add both style and functionality. Framed by sweeping, tree-lined vistas stretching toward Mount Ainslie, the living space offers a breathtaking backdrop to everyday life.

Designed with entertaining in mind, an open wet bar adjoins the kitchen, accompanied by custom-built cabinetry that flows effortlessly through the home, providing abundant storage without compromising on design.

Accommodation is thoughtfully segregated for privacy, branching from a secondary living or media retreat, also enhanced by natural light via skylight. The luxurious master suite offers a private sanctuary, complete with a beautifully upgraded ensuite featuring double vanities and a striking full-height mirror. The remaining bedrooms are generously proportioned and serviced by a designer bathroom, with an additional powder room for guests. All bathrooms benefit from upgraded underfloor heating, adding a further layer of comfort and indulgence. Behind the scenes, enhanced wall insulation and acoustic upgrades ensure year-round comfort and a peaceful living environment.

Residents of Atria enjoy access to beautifully landscaped communal spaces, dedicated to residents only, designed as a tranquil retreat above the vibrant precinct below - offering a rare sense of calm and privacy in the heart of the action.

Step outside and experience one of Canberra's most enviable lifestyle locations. With Supabarn, Lava Coffee and Messina Gelato within the development, and the bustling Green Square just across the road, you are surrounded by some of the inner south's most celebrated dining and social destinations. The boutiques and cafs of Manuka Village are moments away, while the City Centre and Woden Town Centre are both within a convenient 15-minute drive - placing the very best of Canberra within easy reach.

This is penthouse living at its finest - where luxury, lifestyle and location converge in perfect harmony.

Features:

- Extensively upgraded since initial purchase
- Solid hardwood flooring
- Upgraded and extended kitchen counters
- Integrated appliances
- Coffered ceilings
- Gas fireplace
- Two skylights
- Underfloor heating to bathrooms
- Iconic, desirable development
- Blue chip location

Figures:

- Living size: 146m²
- Balcony size: 43m²
- Total: 189m²
- Rates: \$2,588 pa. approx.
- Land Tax (if applicable): \$3,432 pa. approx.
- Body Corporate: \$2,315 pq. approx.
- EER: 6

- Agent interest

EER ★★★★★★

MORE DETAILS

Property ID	JVAH5W
Property Type	Apartment
House Size	146 m2
EER	6

Charles Martin 0414 544 796

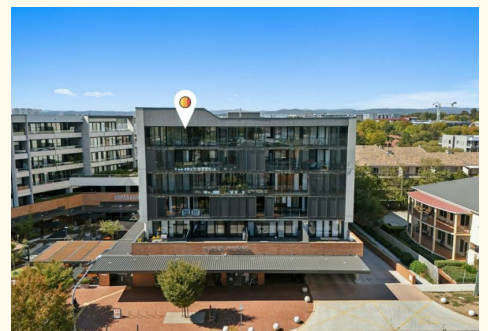
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.