14/36 Gosse Street, Kingston

Stylish Townhouse in the Heart of Kingston, Located the Esteemed Elm's

Beautifully renovated, enjoy a refined blend of style, functionality and lifestyle in this beautifully, multi-level townhouse, ideally positioned in one of Canberra's most tightly held and desirable precincts. Impeccably maintained and thoughtfully reimagined, the home delivers generous proportions, high-quality finishes and a versatile layout designed for effortless family living and sophisticated entertaining.

Accommodation comprises three well-appointed bedrooms, each with built-in robes. The main bedroom enjoys a peaceful outlook over the private front courtyard, creating a tranquil retreat. Upstairs, two additional spacious bedrooms are serviced by a beautifully finished main bathroom, complete with a freestanding bathtub and quality fixtures.

At the heart of the home, the custom-designed kitchen stands as a statement of craftsmanship and contemporary elegance. Appointed with premium Bosch appliances, engineered stone benchtops and matching splashback, this gourmet space combines visual impact

3 2 3

FOR SALE
$1,375,000

VIEW
By Appointment

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

AGENCY
LJ Hooker Manuka
(02) 6239 5551

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.

with everyday practicality. Spotted gum hybrid timber flooring introduces warmth and texture and a considered layout ensures exceptional storage and seamless entertaining capability.

The open plan living and dining domain is both inviting and functional, enhanced by striking floor-to-ceiling steel-framed doors. These open onto a professionally landscaped private courtyard, where lush plantings and a generous timber deck create a seamless extension of the interior - ideal for year-round entertaining or quiet relaxation.

Comfort is assured throughout the seasons with a smart home ducted heating and cooling system, while the home's recent renovation includes updated lighting, electrical works and the addition of majority double-glazed windows and skylights to enhance efficiency and liveability.

Further highlights include secure underground parking for three vehicles with direct access to the lower level, a substantial separate storeroom, and a full-size contemporary laundry complete with engineered stone benchtop and feature tile splashback.

Positioned just moments from the Kingston Foreshore, the Old Bus Depot Markets, Lake Burley Griffin, Telopea Park and the boutiques, cafés and restaurants of Manuka Village, this exceptional residence offers a lifestyle defined by convenience, quality and enduring appeal.

Features:
- Architecturally designed split-level townhouse in a quiet, well-maintained complex
- bedroom, 2-bathroom, and secure 3-car accommodation
- Seamless indoor / outdoor living
- Front private courtyard
- Private main bedroom suite with large built-in robe and beautifully appointed ensuite
- Two additional upstairs bedrooms, both with generous built-in robes
- Contemporary kitchen with engineered stone benchtops
- 90cm Bosch pyrolytic oven and Bosch induction cooktop
- Smart home ducted reverse-cycle heating and cooling
- Bespoke steel-framed bi-fold doors opening to a private rear courtyard
- Professionally landscaped courtyard with integrated lighting and generous timber entertaining deck
- Majority double-glazed windows and skylights
- R6 roof insulation for enhanced energy efficiency
- NBN connectivity
- Secure underground parking with direct internal access
- Separate storeroom plus full-size laundry with stone benchtop
- High-quality renovations and meticulously maintained throughout

Key Figures (Approximations)
EER: 5
Rates: $1,051.67pq (
Strata: $1450pq (admin and sinking fund)
Internal Living: 141sqm
Courtyards: 53.26sqm
Year Built: 1986

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.

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.

EER ★★★★★
LJ Hooker

MORE DETAILS

Property ID	1UJ8FMF
Property Type	Townhouse
EER	5
Including	Air Conditioning
	Courtyard
	Deck
	Dishwasher
	Floorboards
	Built-in-Robes
	Liveability

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

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

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.

14/36 Gosse St, Kingston

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