



22/36 Gosse Street, Kingston

## Original Charm in "The Elms"

Auction Location: On Site

Nestled in one of Canberra's most sought-after suburbs, this original tri-level townhouse is brimming with potential and perfectly positioned for the lifestyle you've been dreaming of.

Step through your private front courtyard with direct street access into a light-filled home, where floor-to-ceiling windows bring in natural light and a connection to the outdoors.

The original kitchen, beautifully maintained, features a practical kitchen bar ideal for informal meals, and flows effortlessly into the combined dining and lounge area—a warm, open space ready for you to make your own.

Upstairs, you'll find three generously sized bedrooms, all with built-in robes. The master bedroom features its own ensuite, while the upper level includes a second bathroom to comfortably accommodate family or guests.

Stay comfortable year-round with ducted heating and cooling and enjoy the convenience of secure internal access via the downstairs garage. The rear courtyard provides a private, sunny space perfect for

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**FOR SALE**

Auction 18/10/2025

**AGENTS**

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**AGENCY**

LJ Hooker Manuka

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Interested parties must rely solely on their own enquiries.

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outdoor entertaining or relaxing after a long day.

Located moments from the vibrancy of the Kingston Foreshore, local cafes, restaurants, markets, walking trails, Lake Burley Griffin and so much more, this is your chance to secure a rare find in an unbeatable Inner South location.

Ready to renovate or simply move in and make it your own, don't miss this opportunity!

- Immaculate presentation
- Spacious and light-filled living areas
- Segregated living areas and bedrooms
- Three generously sized bedrooms with built-in robes
- Ensuite to the master suite
- Electric cooking
- Ducted reverse cycle heating and cooling
- Two private courtyards
- Storage cupboard under the staircase
- Secure underground parking
- Shopping, dining and entertainment at your fingertips

EER: 2.5

Rates: \$794.28 p.q. approx.

Strata: \$1,285.86 p.q approx.

Internal Living: 136.29sqm

Storage: 4.47sqm

Carpark: 33.31sqm

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.

## MORE DETAILS

Property ID	1U62FMF
Property Type	Townhouse
House Size	136 m2
EER	2.5
Including	Ducted Cooling Ducted Heating Courtyard Built-in-Robes

**Samuel Thompson 0412 300 774**

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Upper Level



Lower Level



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