







31/18 Currie Crescent, Kingston

Sun Drenched Ground Floor Courtyard Apartment opposite Telopea Park

Beautifully warm and filled with natural light, this exceptional ground floor apartment enjoys one of Kingston's most sought-after positions directly opposite Telopea Park. Combining timeless Willemsen architecture with a private north-west facing courtyard and effortless Inner South convenience, it presents an outstanding opportunity for professionals, downsizers, first home buyers and investors alike.

Designed by renowned Canberra architect Garry Willemsen, the apartment offers the proportions, double-brick construction and thoughtful separation of spaces rarely found in more modern developments.

The beautifully appointed kitchen has been designed for people who love to cook and entertain, featuring premium Bosch appliances, generous preparation space, abundant storage and excellent workflow.

The open plan living and dining area enjoys an abundance of beautiful natural light and extends effortlessly through large double glazed

2 1 1

FOR SALE
$819,000 - $869,000

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sliding doors onto a private northwest facing courtyard garden. Mature gardens present a remarkably private outdoor room, attracting birds throughout the day and creating the perfect setting for entertaining, relaxing in the afternoon sun or a quiet morning coffee. With its own private entrance, the courtyard creates an attractive extension of the home's living space.

A dedicated study or reading nook further enhances floorplan flexibility, providing an ideal work from home space or quiet retreat.

The spacious bathroom has been thoughtfully finished with timeless modern appointments, featuring a floating vanity, elegant rain shower, quality fittings and excellent storage.

Comfort has been carefully considered, with in slab electric heating throughout, including the bathroom.

Significant infrastructure upgrades provide additional peace of mind, including a new electrical switchboard and recently installed Dux hot water system with integrated anti-flood protection.

Completing the package is a solid wall private storage locker in the undercover car accommodation and access to visitor parking immediately adjacent to the unit entrance.
The complex has recently benefited from a complete roof replacement following the Canberra hailstorm. Combined with almost 50 years of proven double-brick construction and a well-maintained owners corporation, buyers can purchase with confidence knowing the major capital works have already been completed. Unlike many contemporary apartment developments, this established double-brick complex offers generous proportions, excellent thermal performance and a level of construction quality that has already stood the test of time.

Located opposite Telopea Park and moments from Kingston and the foreshore, Manuka Village, Lake Burley Griffin, excellent cafés, restaurants, public transport and some of Canberra's finest lifestyle amenities, this beautifully presented residence offers low maintenance Inner South living at its very best.

Features:
- Beautiful and generous ground floor apartment in classic Willemsen complex.
- Two bedrooms with built in wardrobes
- Entertainer's kitchen with premium Bosch appliances, including a quiet carbon filtered rangehood and oodles of storage and bench space.
- Walk in rain shower and in slab electric heating in bathroom
- Open plan living and dining
- Dedicated study or reading nook
- North-west facing courtyard garden with mature trees and private entry
- Travertine paved outdoor entertaining area
- Infrastructure upgrades including upgraded electrical switchboard
- new Dux electric hot water system with flood protection
- Private, solid walled storage locker
- One allocated undercover car space
- Visitor parking available
- Outstanding Kingston location close to Manuka Village, Lake Burley Griffin and Parliamentary Triangle

Key Figures: (approximations)
EER: 6
Rates: $888.00pq
Land Tax (for investors only): $1,211.26pq
Strata: $1,257.30pq (admin + sinking fund)

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Internal Living: 82sqm
Outdoor Living: 37sqm

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	1UVEFMF
Property Type	Unit
EER	6
Including	Courtyard
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Liveability

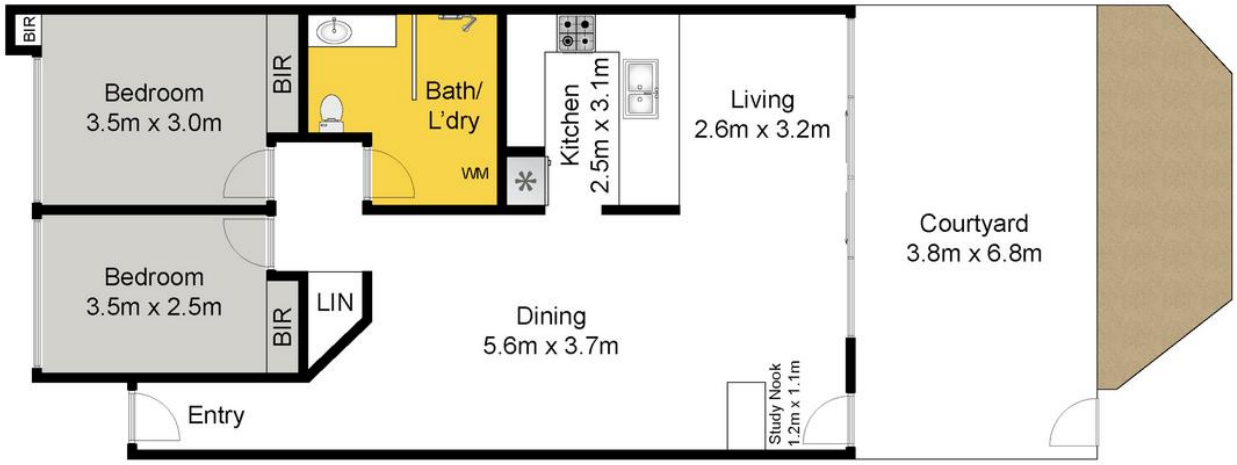
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LJ Hooker

Manuka



Whilst **bwrm.com.au** has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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