



20/33 Dawes Street, Kingston

A Peaceful Retreat Moments from the Foreshore

Bathed in natural light and nestled amongst a peaceful leafy setting, this spacious north-facing apartment offers the perfect balance of comfort, convenience and Inner South living. Positioned in a quiet street just moments from the vibrant Kingston Foreshore, Old Kingston shops, cafés, restaurants and the shores of Lake Burley Griffin, this is a home that feels wonderfully calm while keeping you connected to everything Kingston has to offer.

Designed to maximise space and light, the generous open plan living and dining area is framed by floor-to-ceiling windows that capture the beautiful leafy outlook and northern sunshine, creating a bright and welcoming atmosphere throughout the day. Framed perfectly through the lounge room windows, a beautiful mature tree provides excellent natural privacy during the spring and summer months, turning your living space into a leafy, secluded retreat. This area effortlessly extends out to a private balcony overlooking the quiet streetscape.

High ceilings further enhance the sense of openness, while the large kitchen provides plenty of bench space and storage, complete with an electric cooktop and dishwasher.

2 1 1

FOR SALE

Please Call

AGENTS

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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.



The accommodation includes two generously sized bedrooms, each featuring built-in wardrobes, soft carpeting and floor-to-ceiling windows that flood the rooms with natural light. The thoughtfully designed bathroom offers dual access, creating an ensuite style layout for the main bedroom, and includes an internal laundry, enclosed toilet and skylights that add to the home's bright, airy feel

Practical features such as reverse cycle heating and cooling, secure undercover parking and a storage cage ensure everyday living is effortless

Features

- North-facing aspect
- Bright open plan living and dining area
- Peaceful leafy outlook
- Floor-to-ceiling windows throughout the living area and bedrooms
- High ceilings enhancing space and natural light
- Large kitchen with ample bench and storage space
- Electric cooktop
- Dishwasher
- Reverse cycle heating and cooling
- Two generous bedrooms with built-in wardrobes
- Dual access bathroom
- Enclosed toilet
- Internal laundry
- Skylights in the bathroom and laundry
- Secure undercover car space
- Separate storage cage
- Quiet, well-positioned complex
- Private balcony with peaceful outlook

EER: 1

Rates: \$677pq (approx.)

Land Tax (for investors): \$716pq (approx.)

Strata: \$1,512pq (approx.)

Internal Living: 75sqm (approx.)

Balcony: 7sqm (approx.)

UV: \$193,600 (2025)

Year Built: 1986

Rental Appraisal: \$500 - \$600pw

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	1UU5FMF
Property Type	Unit
House Size	82 m2
EER	1
Including	Air Conditioning Balcony Dishwasher Built-in-Robes

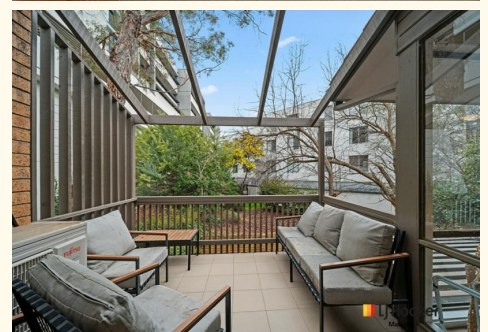
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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