

31/21 Dawes Street, Kingston

## Elegant Inner South Living with Light, Luxury & Lifestyle Appeal

Positioned within one of Old Kingston's most tightly held tree-lined streets, this beautifully appointed two-bedroom residence delivers sophisticated Inner South living with premium finishes, generous proportions and a timeless, understated elegance that will appeal to professionals, downsizers and lifestyle-focused buyers alike.

Bathed in natural north-west light, the open plan living and dining area connects seamlessly to a private balcony, creating a warm and inviting space to entertain or unwind. Thoughtfully designed for both functionality and style, the heart of the home is the striking waterfall-edge kitchen, beautifully finished with quality stone surfaces, Miele induction cooking, built-in microwave and oven, and sleek contemporary cabinetry.

The accommodation has been carefully considered, with a generous master suite featuring a built-in robe and elegant ensuite. The second bedroom also includes a built-in robe and offers flexibility for guests, a home office or additional living needs. Both bathrooms have been finished to an exceptional standard, showcasing refined fixtures, beautiful textures and a calming, luxurious aesthetic.

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### AUCTION

Sat 27th Jun @ 10:00AM

### VIEW

Fri 12th Jun @ 1:00PM - 1:30PM

### AGENTS

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

Nicholas Faust  
0426 954 081  
nicholas.faust@ljhmanuka.com.au

### AGENCY

LJ Hooker Manuka  
(02) 6239 5551

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Additional features including ducted heating and cooling, a European-style laundry and secure two-car accommodation enhance the home's effortless liveability.

Perfectly positioned only moments from the Kingston Foreshore, Manuka Village, Lake Burley Griffin and the Parliamentary Triangle, this is an exceptional opportunity to secure a premium lifestyle residence within one of Canberra's most sought-after Inner South enclaves.

Features:

- Two-bedroom, two-bathroom apartment
- Secure two-car accommodation
- North-west facing balcony
- Light-filled open plan living and dining area
- Waterfall-edge stone kitchen
- Breakfast bar
- Miele induction cooktop
- Built-in Miele microwave and oven
- Ducted heating and cooling
- Primary bedroom with built-in robe and ensuite
- Second bedroom with built-in robe
- Beautifully appointed bathrooms with premium finishes
- European-style laundry
- " Excellent natural light throughout
- " Moments from the Kingston Foreshore, cafés, restaurants and Lake Burley Griffin
- Convenient access to Barton, Manuka and the Parliamentary Triangle

Key Figures: (approximations)

EER: 6

Rates: \$528pq

Land Tax (for investors only): \$645pq

Strata: \$ 1983.64pq (admin and sinking fund)

Internal Living: 86sqm

Balcony: 20 sqm

Year Built: 2012

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.

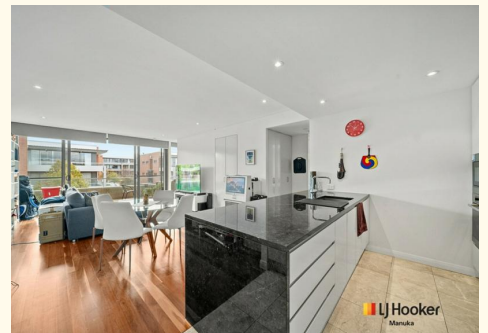
EER 

## MORE DETAILS

Property ID 1UQQFMF  
Property Type Unit  
EER 6  
Including Ducted Cooling  
Ducted Heating  
Balcony  
Dishwasher  
Floorboards  
Built-in-Robes

**Stephen Thompson 0418 626 254**  
Proprietor and Property Consultant |  
stephen.thompson@ljhmanuka.com.au  
**Nicholas Faust 0426 954 081**  
Property Consultant | nicholas.faust@ljhmanuka.com.au

**LJ Hooker Manuka (02) 6239 5551**  
20 Bougainville Street, MANUKA ACT 2603  
manuka.ljhooker.com.au | manuka@ljhmanuka.com.au





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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