

**130/51 Eyre St, Kingston, ACT, 2604**

**independent**  
PROPERTY GROUP

## **Apartment For Sale**

Thursday, 16 January 2025

130/51 Eyre St, Kingston, ACT, 2604

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 3**

**Type: Apartment**

## **Top floor, very private and Northerly Aspect into landscaped podium**

Please note, if not sold prior, this property will be going to auction, on site, 12:30pm, Tuesday 11th of February 2025. The advertised price guide is there to help give buyers a bracket to work from and can be updated as the campaign progresses. Offers prior to auction, above the guide price and accompanied with a section 17, are welcomed.

Vacant and refurbished, this unit is located on the top floor and away from any roads so is exceptionally quiet and private and the tranquil outlook into the podium of the Gateway development meaning that no other units can look in, is very appealing and hard to find. Light filled living areas, accentuated by the brand-new painting and LED downlighting, are separated from the 2 bedrooms and 2 bathrooms.

With so much action on your doorstep, the location has something for everyone - cafes, restaurants, boutique stores, markets, galleries, walking and biking tracks around Lake Burley Griffin and playgrounds at Telopea Park. Attention live in owners want early access prior to settlement and a guaranteed move in date? Well good news, we can make that happen. Attention investors early access is also available to your property manager so tenants can view the unit and be pre signed prior to settlement, reducing any vacancy period.

Make sure to watch our detailed, walk through video prior to your inspection (and after), it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this property including the carparking and podium. It's the most informative property video you will watch during your search, but don't just take our word for it

To get a copy of the digital brochure containing an explanation of our buyer friendly sales campaign, the full contract (and so much more), please send us an email from any of the web portals and note your full name and mobile number and it will be automatically sent to you.

### Features Overview:

- Positioned on the top level of the Gateway development (3 stories high)
- Away from any roads/noise with a tranquil outlook into the internal podium of the development
- Very private, no other units able to see in
- North orientation to living areas and balcony
- Single level floorplan
- Internal access stairwell from basement and foyer to front door of unit, only 5 other units use this entry for further privacy
- Wall mounted reverse cycle heating & cooling in living room
- Brand new carpets, LED downlighting and painting throughout
- Vibrant Kingston promenade with an array of restaurants, cafes and bars just 100m away
- Allocated tandem and additional third car space in restricted access basement (very rare)
- Pet friendly (subject to strata notification)
- Vacant possession on offer (no tenants lease to worry about) so quick access on offer if you need to move in quickly (even prior to settlement via an occupation agreement)
- Flexible settlement options available if you have another property you want, or need, to sell or need more time to secure financing

The numbers: (approx.)

Size of living: 94m<sup>2</sup>

Size of balcony: 10m<sup>2</sup>

Age: 20 years (building completed November 2004)

Rental potential: \$860/pw

General rates: \$2,658 p.a.

Water & sewerage rates: \$ 672 p.a.

Strata levies: \$7,688 p.a.

Land tax (investors only): \$3,491 p.a.

EER: 6 stars (out of 6 stars)

Name of development: Gateway Apartments

Level in building: 3 of 3

Number of units in development: 125

Strata manager and contact number: Grady Strata - 62511214

Units plan number: 2744

Admin and sinking fund balance for development as of 30/11/2024 - \$936,654

More info:

Open plan living and dining areas overlooked by the kitchen

Sliding door access to tiled balcony with Northerly aspect

Modern kitchen fitted with dual sink, stainless steel Smeg electric oven and 4 burner gas cooktop with recircling rangehood over, under bench dishwasher, stone bench tops, mirrored splashback, excellent storage options

Entry store cupboard with NBN internet connection (FTTB)

Main bedroom has a walk-through robe into the ensuite with two mirrored sliding doors each side and shelving plus hanging space

Ensuite has mirror over a custom vanity with stone benchtops, integrated toilet, shower and full height tiling

The second bedroom has two mirrored sliding door robes and easy access to the bathroom

Main bathroom has mirror over a custom vanity with stone benchtop, integrated toilet and bath with shower over (best of both worlds) and full height tiling

Separate laundry room has corner tub plus a washing machine and dryer included in purchase price

Audio intercom access to building for guests so you can get them to your unit without leaving the front door

Roman blind window treatments

To help buyers, we offer the following as part of our Friendly Auction System:

Written buyer price guide which is also updated as the campaign progresses

A digital brochure which can be emailed to you prior to a viewing containing everything you need to know about the property and the auction purchase process (request via email)

We refer a solicitor who can review the marketing contract for FREE and provide a FREE Section 17 certificate to waive your cooling off if you want to submit a pre-auction offer

Help amending any conditions in the contract such as organising an occupation agreement or variation of settlement dates

Personalised bidding strategy meeting with the auctioneer to discuss the auction day processes and strategies or tactics to help you develop a game plan to improve your success

5% deposit on exchange pre-approved

Free valuation(s) on other properties you own to help establish your current equity base and assist with your finance approval