



34/18 Kennedy St Kingston ACT 2604

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\$650

Date available: 14 March 2025

[Book Inspection](#)

## Stylish Ground-Floor 1-Bedroom Furnished Apartment in the Heart of Kingston

To view any of our properties, please click on "book inspection" below and fill in your details to register to view the property. Alternatively, you can copy/paste: <https://www.tenantapp.com.au/Rentals/Agency/archer>. It is extremely important that you register your contact details or risk not being contacted in the event of a cancellation or change in open times.

Situated in the heart of Kingston, this charming and fully furnished 1-bedroom apartment offers the perfect blend of comfort, convenience, and style. Located on the ground floor, the apartment provides easy access and a spacious, low-maintenance living experience, ideal for those seeking modern city living.

You'll be just a short stroll from trendy caf s, restaurants, and boutiques, as well as the picturesque Lake Burley Griffin, offering endless recreational activities. With easy access to public transport, you'll enjoy quick and convenient connections to all of Canberra. This apartment is perfect for professionals, couples, or anyone looking for a stylish, fully furnished home in one of Canberra's most vibrant and sought-after suburbs.

Please be aware that there are currently works happening in the building and whilst there will be no restriction (although a bit inconvenient) with access in and out of the courtyard we have taken this into consideration with the

Archer Canberra

1 / 7

weekly rental amount.

#### Key Features:

Fully Furnished – Step into comfort with everything you need for a seamless living experience, including stylish furniture and décor that creates a warm, inviting atmosphere. The pot plants seen will be removed and therefore you can create your own garden space as you wish with your own plants or leave it minimal for low maintenance living.

Open-Plan Living – The spacious, light-filled living area effortlessly flows into a private outdoor space, providing the perfect spot for relaxation or entertaining guests.

Ducted Heating and Cooling – Enjoy year-round comfort with efficient ducted heating and cooling throughout the apartment, ensuring the perfect temperature no matter the season.

Functional Kitchen – The kitchen is designed for both style and practicality, featuring modern appliances, a convenient dishwasher, and plenty of bench space, ideal for preparing meals with ease.

Spacious Bedroom – The generously sized bedroom offers built-in storage, a walk-in robe, and direct access to the outdoor space, providing a tranquil retreat bathed in natural light.

Modern Bathroom – A sleek, contemporary bathroom with a walk-in shower, double vanities, heating towel rail and under floor heating perfect for those chilly Canberra days, offering both style and function for your everyday comfort.

Euro-Style Laundry – Conveniently located within the apartment, the Euro-style laundry offers space-saving functionality while maintaining a sleek, modern aesthetic.

Secure Parking – Rest easy with a designated parking space, providing added security and peace of mind.

EER- 6 Stars

#### Bond and Rent:

A bond equal to four weeks rent will be required before the commencement of the lease. Here at Archer Canberra, we accept rent weekly, fortnightly or monthly and our preferred payment method is direct debit.

#### When can I see the property?

Saturday exhibition times will be advertised by close of business each Wednesday. Should the open time not suit, please register to view the property and you will be first to be advised once an open is booked. Alternatively, please call our dedicated leasing department to arrange a personal inspection. Please note – if the property isn't advertised as – available now – this usually means that the property is currently tenanted, making Saturday viewings all that we will have available until after this date.

#### Interested in applying for this property?

After you register or view the property, you'll receive a link and code from our leasing system  
<https://www.2apply.com.au/Agency/Archer>

#### Disclaimer:

Whilst care has been taken in gathering details for properties for lease, we accept no responsibility for any inaccuracies herein. All applicants should rely on their own research to confirm any information provided.

#### Useful Information

- A 12 month lease is the standard lease term – anything longer or shorter will be advertised or considered upon application.
- It is our company policy to either view the property, or have someone view the property on your behalf before your application can be accepted.
- This property is exempt from minimum standards (ceiling construction)



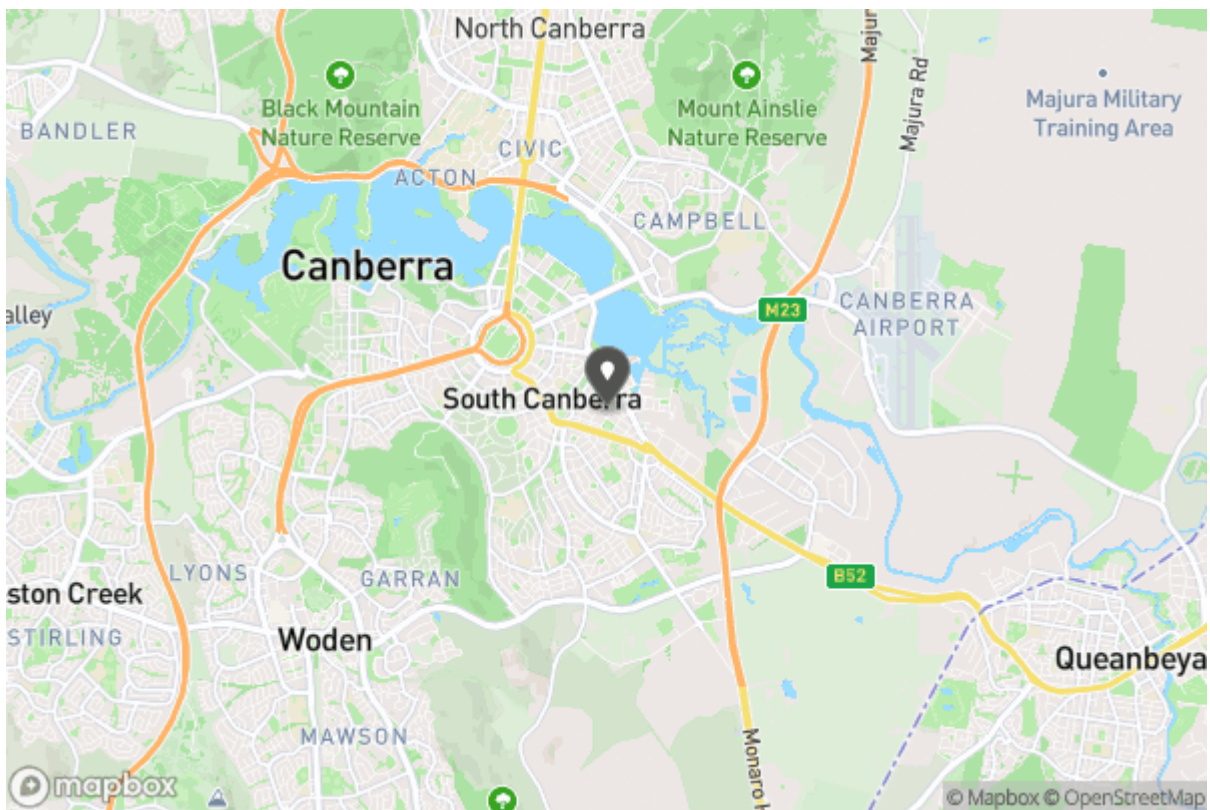
# Gallery







# Location Map







Don't forget to  
confirm your  
inspection by  
SMS or email

Luke Stevens

leasing@archercbr.com.au

02 6262 5232  
1/24 Girrahween Street  
Braddon ACT 2612



## Why Book with Archer Canberra

With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone. When you do, you will receive an immediate response confirming your booking via email and SMS. Should the property be leased, the inspection time changed or cancelled for any reason, you will be informed the second it happens keeping you up to date.

You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

# Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

[Apply Online](#)

<https://2apply.com.au/Property?agentID=PM-Archer&uniqueID=b282001fafc545b8aa731ce3dfaeac0d>