

**1/8 Trevillian Quay, Kingston, ACT 2604**

**Sold Apartment**

Saturday, 24 February 2024

1/8 Trevillian Quay, Kingston, ACT 2604

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Nick Purnell  
0262952011



Sam Glyde  
0428221300

**\$780,000**

Ideally situated within what is arguably the finest development on Kingston Foreshore, this generously proportioned two-bedroom apartment is a must-see for both investors and owner-occupiers alike. Residing here affords you the opportunity to fully immerse yourself in the vibrant Foreshore lifestyle, with an array of Canberra's top dining establishments right at your fingertips. Moreover, you'll find yourself within easy walking distance of Manuka, the picturesque Lake Burley Griffin, and the iconic Parliamentary Triangle. Upon entering, you're greeted by a stunning kitchen and ample storage, setting the tone for the exceptional quality of this home. The layout is both practical and functional, with an abundance of natural light flooding in thanks to its north-facing orientation. Two sliding doors in the living room facilitate cross-ventilation, while ducted reverse-cycle air conditioning ensures year-round comfort. Accessible from either the bedroom or the spacious living area, the balcony serves as an ideal space for entertaining guests. The bedrooms are deliberately separated on either wings of the property to allow for maximum privacy as they share no common walls. Developed by the reputable partnership of BLOC and DOMA, renowned in Canberra for their reliability, the construction of this building is of the highest caliber. Residents benefit from a range of amenities, including a fully equipped gym. With designated car spaces and storage cage accessible via lift downstairs, this apartment caters to a broad market, from first-home buyers to downsizers, making it an enticing prospect for all. In Summary: • Spacious 75m<sup>2</sup> internally plus 7m<sup>2</sup> of balcony space • North facing • Fantastic layout • High end finishes • Built by BLOC and developed by DOMA • Great for an owner occupier or investor • Storage cage • Rental potential \$700 per week unfurnished and \$550 per week furnished Figure summary (all approx.): • Body corporate: \$1,282 p.q. • General rates: \$530 p.q. • Land tax (if rented): \$632 p.q. • Water and sewage: \$185 p.q