

**1/9 Jardine Street, Kingston, ACT 2604**

LUTON

**Sold Apartment**

Thursday, 21 March 2024

1/9 Jardine Street, Kingston, ACT 2604

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 144 m2**

**Type: Apartment**



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## Contact agent

Situated in the iconic Kingston Tower is this north-facing, three-bedroom, 144m<sup>2</sup> ground floor apartment. Enveloped by manicured gardens and mere minutes from Kingston's bustling cafes, restaurants, and amenities, this home presents an exceptional opportunity to reside in one of Canberra's most esteemed and quality apartment buildings. The spacious open-plan living and dining area is adorned with floor-to-ceiling windows, high ceilings, and has direct access to the tranquil gardens that surround the apartment. The generously sized kitchen combines functionality with elegance, with a picturesque outlook over the swimming pool and lush grounds. Adjacent to the kitchen is a full-size laundry for your added convenience. The main bedroom has a built-in mirrored wardrobe and sophisticated ensuite boasting floor-to-ceiling marble tiles and brass tapware. Large sliding doors lead directly to the gardens. Two additional bedrooms, each with built-in wardrobes and garden access, offer ample space for family and guests. Year-round comfort is assured by a new ducted reverse cycle air conditioning system and in-floor heating. A private double garage and storage room are added bonuses for the home's appeal. Designed by acclaimed Canberra architect Bryan Dowling, Kingston Tower is the benchmark for luxury living. With one and a half acres of lush grounds, a solarium, heated swimming pool and a full-size tennis court cement its reputation for resort style living. In the heart of Kingston, just a short stroll away from an array of vibrant lifestyle options including fabulous cafes, restaurants, and boutique shops. Don't miss the opportunity to make this luxurious apartment your new home. Features:- North facing in sought after building- Perfectly positioned in the heart of Kingston- Marble entry foyer- Ground floor- Open plan lounge and dining room - Neutral kitchen with a Westinghouse oven and Bosch cooktop- Large main bedroom with ensuite - Built-in wardrobes to all bedrooms- Main bathroom with shower over bath and floor to ceiling tiles- New reverse cycle ducted heating and cooling- In floor heating- Secure double garage - Basement storage room- Outdoor swimming pool - Barbeque and bathroom facilities adjacent to the pool- Tennis court- Solarium- Manicured grounds - Excellent location close to cafes, restaurants and shops EER: 2.5 Living Size: 144m<sup>2</sup> (approx.) Garage Sizes: 33m<sup>2</sup> (approx.) Storage Room: 6.7m<sup>2</sup> (approx.) Rates: \$696 pq (approx.) Body Corporate Fees: \$3,452 pq (approx.) Built: 1985