104/9 The Causeway, Kingston, ACT, 2604
Sold Unit

Thursday, 20 April 2023

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Bedrooms: 2   **Bathrooms: 2**   **Parkings: 1**   **Type: Unit**

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Unrivalled lifestyle options at your doorstep

This 2-bedroom apartment is situated within the popular Kingston "Warehouse" development and delivers on style, convenience, and position. Those that occupy this residence will appreciate the village atmosphere of Kingsborough itself. A unique community offering the perfect blend of old Kingston and new Kingston. The variety of what is at your doorstep is unrivalled – Picture the lifestyle.

The open plan living, industrial character and 3m high ceilings are the real highlight of this stand out apartment. Natural light and fresh air stream in year-round from the huge warehouse style sliding double glazed windows through to the combined lounge/dining room and chic kitchen.

With all-electric Fisher & Paykel appliances, stylish contemporary white cabinetry, tiled splashback, great bench space and beautiful stone benchtops. The entire space will please the aspiring chef and make for a great area to entertain.

The main bedroom is spacious and has a mirrored built-in robe plus stylish ensuite. The main bathroom acts as a secondary ensuite with two-way access for bedroom 2 and enjoys the same quality fixtures and fittings. An open laundry and secured single parking bay with lockable storage cage complete the attractiveness of this well packaged apartment.

The first of its kind in Canberra, the Kingsborough Warehouses have been extremely popular for those that want to create their own apartment and lifestyle.

The internal walls are not load bearing, so buyers can change their design over time. Typical unit buildings have set locations for draining and electrical points, however, The Warehouse's services run under a timber sub floor making it very easy to modify and grow your apartment. This flexibility means there are unlimited design options.

Kingsborough Village is a unique and exciting community, featuring the new Parbery Lane cafe and woodfire pizza bar as well as the delightful Eighty/Twenty cafe among many other convenient amenities such as a members-only gym and pool, a yoga studio, a bike shop and even a vet for your furry friends.

The Lifestyle:
• Kingsborough Community
• Close to Parliamentary Triangle
• Kingston & Manuka shopping precinct
• Lake Burley Griffin & Jerrabomberra Wetlands
• A variety of boutique shops & food choices

The Perks:
• 2 Bedroom | 2 bathroom | 1 car park
• Developer: Construction Control
• Located on Level 1 facing the village
• Split level floor, Industrial design with 3 metre high ceilings
• Open plan living with huge 'warehouse style' sliding double glazed windows
• Striking kitchen with chic cabinetry, Fisher & Paykel appliances
• Stone benchtops, tiled splash back and storage options
• Main bedroom with mirrored BIR and stylish ensuite
• Stylish main bathroom with two way access from entrance and bedroom 2
• Open laundry design with basin
• Reverse cycle air conditioning (cooling & heating)
• NBN connectivity with fibre to the building
• Single secured parking with lockable storage cage
• Lift access to apartment level with security intercom for guests

- Members only gym, sauna and 25m indoor lap pool
- A children's play area & community garden
- Tesla share car & parcel lockers
- 37 visitor car parks plus lots of on street parking
- Pet friendly complex

The Numbers:
- Internal living: 75m²
- Strata: $1,162.80 p.q approx.
- Rates: $462 p.a
- Rental estimate: $630 - $650 per week
- Build: 2019
- EER: 6 Stars
- Number of units in Warehouse building: 46
- Strata manager: Vantage Strata – Units Plan 4632

Explaining the private treaty process:
- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.