

**118/2 Kerridge Street, Kingston, ACT 2604**



## **Apartment For Sale**

Tuesday, 19 March 2024

118/2 Kerridge Street, Kingston, ACT 2604

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Natalie Roberts  
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**\$510,000**

Nestled in the heart of Kingston Foreshore, this apartment presents an ideal fusion of convenience and lifestyle. Its prime location is accentuated by the proximity to Lake Burley Griffin, offering delightful walking opportunities along the waterfront. Within a short distance, a diverse array of charming cafes, cozy pubs and enticing restaurants await, enriching the neighbourhood's vibrant surroundings. Whether craving a leisurely brunch with friends, a relaxing morning coffee or an evening of fine dining, the culinary scene nearby offers something to suit every taste and occasion. This apartment is situated within "The Prince" complex, designed by internationally acclaimed architects 'Architectus' and the esteemed Melbourne interior designer 'Hecker Guthrie'. The Prince incorporates state-of-the-art features alongside bespoke interior finishes, ensuring a blend of modern functionality and exquisite craftsmanship. The buildings boast a predominantly brick facade adorned with the striking "Capital Red" drawing inspiration from the bricks once crafted at Yarralumla Brickworks. The use of brick not only lends an elegant aesthetic appeal but also ensures low future maintenance for residents. Positioned in the centre of the complex, residents can enjoy tranquil gardens inspired by London's Notting Hill and New York's Gramercy Park, providing residents with a retreat amidst the bustling urban landscape. As you step inside this apartment you can enjoy the abundance of natural light, enhanced by the high ceilings and the east orientation, creating a warm and inviting atmosphere. Adding to the layout is stunning oak vinyl flooring, a practical study nook perfect for working from home and a trendy galley style kitchen featuring solid granite benchtops, subway tiles, brass accents, pantry and dishwasher providing an aesthetic and functional space. Off the living area and bedroom is a private balcony overlooking gardens, ideal for a morning coffee and entertaining. For added comfort and energy efficiency, the apartment boasts double glazed windows and split heating and cooling, ensuring a comfortable living environment. The apartment offers flexibility with Airbnb/executive rental opportunities, making it ideal for both residential and investment.

**Property Features:** -Stylish one bedroom apartment with the ideal lifestyle surrounds-Short stroll to one of Canberra's favourite cafe and restaurant precincts-Enjoy leisurely walks around Lake Burley Griffin-Airbnb approved complex-Located in the 'The Prince' development-Light, spacious apartment with high ceilings and east orientation-Oak vinyl floating floor-Double glazed windows-Sheer blinds and curtains-Block out blinds and curtains-Trendy galley style kitchen with solid granite benchtops, subway tiles, brass accents, dishwasher and pantry-Spacious bathroom featuring subway tiles-Bedroom one with built in robes-Bonus study nook with built in timber desk-Split heating and cooling-Outdoor covered balcony with garden outlook-Walking distance to the Kingston Foreshore, Fyshwick Markets, Kingston Markets, Lake Burley Griffin, Jerrabomberra Wetlands, Kingston Shops and public transport-Located on the Molonglo River cycling loop-Walk, ride or drive to the city-Single basement parking with storage

**Strata:** \$1216/quarter approx  
**Rates:** \$439/quarter approx  
**Living size:** 55 square metres + 8 square metre balcony  
**Approx rental return:** \$530-\$550/week.  
Flexible viewing times- contact Natalie on 0405 313 901 to arrange a time to suit you.