

**15/6 Trevillian Quay, Kingston, ACT 2604**

**Apartment For Sale**

Friday, 3 May 2024

15/6 Trevillian Quay, Kingston, ACT 2604

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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**\$995,000+**

Nestled within one of Kingston Foreshore's premier developments, this spacious two-bedroom apartment is a standout choice for investors and homeowners alike. Its prime location in 'The Pier' offers residents the chance to fully embrace the lively Foreshore atmosphere, with numerous top-notch dining options just steps away. Additionally, you'll enjoy convenient access to Manuka, the scenic Lake Burley Griffin, and the renowned Parliamentary Triangle, all within walking distance. As you step inside, you're welcomed by an impressive kitchen that encompasses generous storage space, immediately showcasing the high standard of this residence. Its design is not only practical but also functional, benefitting from plenty of natural light pouring in from the north-facing orientation. In the living room, two sliding doors promote airflow, while ducted reverse-cycle air conditioning guarantees comfortable living throughout the year. The balcony, accessible from the expansive living area, offers an ideal spot for hosting guests. Strategically positioned on opposite ends of the property, the bedrooms ensure utmost privacy, as they are separated without any shared 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 calibre. 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 couples to downsizers, making it an enticing prospect for all.

**In Summary:**

- Spacious 101m<sup>2</sup> internally plus 16m<sup>2</sup> of balcony space
- North facing water views
- Fantastic layout
- High end finishes
- Built by BLOC and developed by DOMA
- Great for an owner occupier or investor
- Storage cage
- Rental potential \$750 per week unfurnished and \$800 per week furnished

**Relevant Past Sales:**

- 08/02/2022 15/10 Trevillian Quay \$980,000
- 17/06/2021 38/14 Trevillian Quay \$975,000
- 27/09/2021 2/6 Trevillian Quay \$970,000
- 05/07/2019 26/6 Trevillian Quay \$960,000

**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.