

16/2 Kerridge Street, Kingston, ACT 2604

Sold Unit

Sunday, 20 August 2023

16/2 Kerridge Street, Kingston, ACT 2604

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 57 m2

Type: Unit



Tim Ngo

0262094000

\$495,000

Situated within the "Prince" development, in the highly desirable Kingston Foreshore, this charming 1-bedroom apartment boasts an east-facing orientation that invites the morning sun to grace its wooden floors. The bedroom is generously spacious and is illuminated by an abundance of natural light, offering a serene retreat. The open-plan living design with ample storage space provides a seamless blend of style and practicality, ensuring utmost convenience. This exciting residence is just moments away from an array of retail shops, exceptional restaurants, cafes & bars. Its advantageous location extends its appeal to the Parliamentary Triangle, the vibrant Inner South, Canberra City and just a short walk to Canberra Wetlands Nature Park. This is a lifestyle location like no other and would suit an array of buyers from live in owners, astute investors or people looking for the perfect "lock up & leave" option. This is new to the market & high interest is expected.

Features:

- Prime corner location in the complex – peaceful living
- Feature pendant lighting and gold coloured fixtures.
- Open-plan living with ample storage
- Kitchen with stone bench top and induction cooktop
- Double Glazed windows & sliding doors
- Two small courtyards increasing the feeling of space
- Reverse cycle air conditioning - heating/cooling
- NBN connected

Essentials:

- EER: 6
- Living size: 57m²
- Balcony size: 17m²
- Total combined area: 74m²
- Rates: \$1,740 p.a approx.
- Land tax: \$2,061 p.a approx. (Investors only)
- Strata levies: \$4,603 p.a (Admin & sinking)
- Age: 7 years (Built in 2016).
- Rental estimate: \$530 - \$560 per week.