

**17/4 Jardine Street, Kingston, ACT 2604**



**Sold Apartment**

Sunday, 13 August 2023

17/4 Jardine Street, Kingston, ACT 2604

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**

**\$715,000**

For the discerning buyer:- who appreciates the build quality of yesteryear;- who desires bespoke renovations; and- who seeks the perfect location. Look no further - you've now found that unicorn. The total package. Absolute perfection in this inviting, renovated, luxurious apartment in the exclusive 'Carrington' complex in Kingston boasting cafes, restaurants and shopping at your doorstep. The two bedroom two ensuite apartment is north-facing with fantastic views of Canberra, looking out over Kingston and Telopea Park & with Mount Ainslie in the distance. The apartment itself is presented immaculately, boasting a spacious, bright living and dining room leading to a balcony affording those amazing views. The renovations were commissioned with an Interior Designer, so you can be assured the small details are all covered. Bespoke cabinetry with timber offsets, spice jar nooks, and not a door handle in sight. Yes, it's all been thought through. Your gourmet renovated kitchen has soft-close doors and drawers, plus stone benchtops with a glass splash back. Quality appliances, plus a dish-drawer dishwasher and a drawer pantry will ensure the chef loves spending time in the kitchen. Both ensuites have cleverly maximised space, with the master ensuite having a bathtub. The complex features lift access, intercom and basement car accommodation. There is also access to the roof top, providing an oversized balcony all round for all the residents - a great place to watch the fireworks over Lake Burley Griffin. There's a tennis court and plenty of visitor parking for your family and friends. The location is simply superb - just a short stroll from Telopea Park, the Bus Depot Markets, Kingston Village and Foreshore precincts, and minutes' drive from the Parliamentary Triangle and CBD. You're going to love calling this apartment your home!

**Features:** Constructed in 1987  
Two bedrooms and two ensuites  
Bespoke Interior designer renovations from 2018  
Spacious open plan living area  
Fully renovated kitchen and ensuites  
Smeg induction cooktop Under bench microwave and pyrolytic oven  
Smeg Rangehood  
Fisher & Paykel dish drawer dishwasher  
Glass splashback and breakfast bar  
Full sized pantry with drawers  
Generously sized balcony  
Spectacular views  
King sized master bedroom with ensuite and balcony  
Queen sized second bedroom with ensuite  
Mirror feature built-in robes  
Mitsubishi reverse cycle heating & cooling  
Full sized separate laundry room  
Quality carpet and floor tiles  
Lift access  
Security Intercom  
Single basement parking space and storage cage  
Residents' roof top  
Common Room with large wrap around balcony and views towards the Lake and surrounds  
Residents' tennis court  
Plenty of visitor parking  
15 Year Sinking Fund Plan from May 2022  
Walking distance to both Kingston Village and the Foreshore  
Minutes to Manuka Shops, the Parliamentary Triangle and Civic  
Excellent transport options close by  
EER 6  
Living: 87m<sup>2</sup>  
Balconies: 9m<sup>2</sup> and 1m<sup>2</sup>  
Car Allocation: 13.5m<sup>2</sup>  
Storage: 1.5m<sup>2</sup>  
Rates \$759 pq  
WS&S \$175 pq  
Body Corporate \$1095.59 pq  
Rent Appraisal: \$720-\$770pw  
Please Note: 1. All figures and measurements are approximate. 2. View photos are from top floor of Residents' Common Room 3. Virtual styling photos used for marketing