

**20/11 Trevillian Quay, Kingston, ACT 2604**



**Unit For Sale**

Thursday, 30 May 2024

20/11 Trevillian Quay, Kingston, ACT 2604

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 54 m2**

**Type: Unit**



Louise Harget  
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## AUCTION

Arguably the premier penthouse position on the sunny Northern corner, this exclusive Lakefront apartment was carefully chosen off plan, for its sunny aspect, breathtaking water and mountain panoramic views, and the sheer generosity of the living space and private balcony. Milin Builders and Developers completed the construction in 2012, handing over an exclusive block of just 145 premier apartments. Occupying an exclusive lakeside position, the development is one of few in the Foreshore precinct, complete with a waterfall edge concrete tiled pool, a fully equipped gym, and a design which captures uninterrupted views. There is no wonder why so many in the development have remained owner-occupied or held since new. Recently injected with a renovated freshness, this large one bedroom apartment effortlessly transitions from an open plan kitchen/dining and lounge to a vast outdoor partially covered balcony, accessed through double sliding doors. The sleek, modern kitchen features a suite of Miele appliances, Caesarstone benchtops, a glass splash back, brand new bespoke light fittings, and vast storage options. Wrap-around glazing brings the views into the entire apartment, including into the large bedroom, with a full wall of built-in robes, custom half wall moulding and feature white painted panelling a perfect blend of pastel colours that creates depth and interest to the room. The designer bathroom is adorned with marble floor to ceiling tiling, a frameless glass shower screen, and premium fittings. The apartment also boasts high ceilings throughout, fully ducted reverse cycle air conditioning, brand-new carpet and paint, and chic roller blinds. The popular complex offers excellent security parking, storage for kayaks and bicycles, and an onsite manager during business hours to oversee the maintenance and organisation of the development. Just minutes from the parliamentary zone, Kingston, Manuka, and the city, this exceptional apartment is conveniently close to numerous employment hubs, retail outlets, and entertainment venues. Enjoy morning walks or bike rides along the lake foreshore, boating, and dining at the many nearby cafes and restaurants. This is the perfect apartment, guaranteed to take your breath away. Please call to make an appointment within the scheduled open time. EER: 4.0 Living Size: 54sqm + 32sqm externally Rates: \$2,338pa (approx.) Land Tax: \$2,857pa (approx.) Strata Rates: \$1,663pq (approx.) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.