

# 204/55 The Causeway, Kingston, ACT 2604



## Apartment For Sale

Monday, 18 March 2024

204/55 The Causeway, Kingston, ACT 2604

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Albert Stavaruk

## Offers over \$1,350,000

Sensational water views, bespoke interiors and unusually expansive living areas set this re-imagined 2 bedroom apartment into a league of its own. The epitome of serenity, this beautiful, elevated, northerly aspected apartment is perfectly sited and stands literally meters from the waters edge. The delightful views over a creatively designed garden to the lake are enhanced by a wide variety of wetland birds and the sounds of nature. With no other buildings directly visible from the internal living areas, occupants can enjoy a wonderful feeling of light, space & privacy, rarely found in apartment living. Set in what is arguably the Kingston foreshores most peaceful enclave, this apartment is not just a home; it's a retreat, an oasis, and a lifestyle upgrade you've been dreaming of. Boasting nearly 110 square metres of internal living area plus two separate balconies, it is part of the award winning, boutique complex, "Peninsula" with just 61 apartments, mostly occupied by, and highly sought after by, live-in owners. The clever design features excellent use of space in the custom designed kitchen, living areas and bedrooms with the incorporation of plentiful storage space throughout the apartment. Its liveability is enhanced by the northerly aspect to both bedrooms and living areas plus full length double glazed windows, meaning minimal electricity bills! The superb water views can even be enjoyed from the sensational large kitchen. Beautiful stone bench-tops, lots of drawers throughout, quality German NEFF appliances which are forefront of kitchen technology and ecological thinking, add to the individual nature of the chic, modern kitchen. The open plan living areas, which flow seamlessly onto the balcony, offer plenty of room for a dining table to seat 8 and a generous lounge suite. The spacious master bedroom on the northern side, opens via full length sliding doors onto the a private balcony, perfect for enjoying your morning coffee. The second bedroom enjoys complete separation from the Main bedroom, but also enjoys the same northerly aspect and lake views toward the wetlands. Year round comfort is assured with ducted reverse cycle heating and cooling, plus under-tile heating in the bathrooms and there's lift access to side by side basement parking and lock-up storage. The 'Peninsula' development offers 2 communal areas with BBQ facilities. The most impressive is the beautifully landscaped rooftop where you can entertain the largest of extended families, savour the spectacle of the sun setting over the lake, casting hues of orange and pink over the water, watch the New Years fireworks or the majesty of the hot-air balloons rising with the sun. Elevate your lifestyle with our Peninsula residence-where luxury meets tranquility, and every moment is a celebration of refined living.

**Features Overview**

- The 'Peninsula' was awarded the Master Builder's award in 2017 in the category of 'Apartments & Units 4 storeys and above', and the HIA award in 2017.
- Northerly aspect 2nd floor apartment in the highly sought-after Kingston Foreshore 'Peninsula' apartments.
- Sweeping, uninterrupted views across to Lake Burley Griffin, Jerrabomberra Creek & into Wetlands from the terrace.
- Views enjoyed from the huge living areas & both bedrooms, all having direct access to the outdoor terrace.
- Ducted reverse-cycle air conditioning.
- Double glazed windows and doors throughout.
- Two video intercom units for guest access at 'Peninsula' entrance and secure gate to terrace.
- Communal facilities of Peninsula include 2 outdoor BBQ and entertaining areas (located on level 2 and level 5) with the rooftop terrace offering 380m2 and uninterrupted views over Lake Burley Griffin and the Jerrabomberra Wetlands.
- Two side by side basement allocated car spaces in restricted entry garage with lockable storage enclosure.
- CCTV cameras are located throughout the development

**Essentials:** EER: 6 Living size: 108m2 Balcony: 16m2 Rates: \$2,315 p.a (approx.) Strata Levies: \$2,245 p.q