

**216/2 Kerridge Street, Kingston, ACT 2604**



**Apartment For Sale**

Thursday, 1 February 2024

216/2 Kerridge Street, Kingston, ACT 2604

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Rod Meates

## Offers over \$825,000

Located on Level 2 overlooking the Park precinct, this 2 bedroom ensuite apartment in the award winning Prince development offers a great lifestyle opportunity for those looking for something with an old world charm and character but with modern amenity. Features oak timber flooring in the living and carpet in the bedrooms, high ceilings, ducted reverse cycle air conditioning, I've appliances, granite kitchen bench top and subway tiles to wet areas. Both bedrooms and the living area face north which maximizes solar access in winter, and all doors and windows are double glazed to add to the energy efficiency of the design. The ensuite also features a freestanding bath adding a touch of indulgence. There is secure basement parking and storage and secure lift access to Level 2. The apartment is only a short stroll to the café/restaurant strip on the harbour, close to major transport links to the city, Parliamentary Triangle, the airport and the shopping and dining precincts of Manuka and Kingston. Features: I've 600mm induction cooktop, oven, rangehood and dishwasher Timber floor to living Double glazing Reverse cycle air conditioning Two secure car spaces and lockable storage Video intercom and secure lift access Subway tiles in kitchen and bathroom Free standing bath in ensuite Private resident garden for relaxing and entertaining Northerly aspect to living and bedrooms NBN ready