

23/11-15 Kerridge Street, Kingston, ACT 2604

home by holly

Sold Apartment

Friday, 11 August 2023

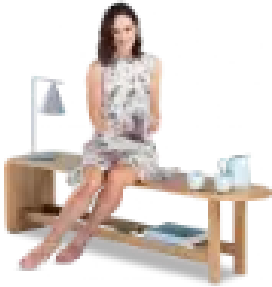
23/11-15 Kerridge Street, Kingston, ACT 2604

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Ash Costello
0491850701



Sally Strang + Ash Costello
0491850701

\$880,000

#soldbyash #soldbysally \$880,000 Gorgeous light filled interiors, sophisticated minimal palette and spacious open plan living, dining and kitchen. Offering an impressive sense of vastness and scale with glass sliders beckoning light and further opening to a deep balcony, with stunning views over wetlands, lake and out to Mt Ainslie. Private and contained, while also being open to the world, this lovely space is characterised by its far-reaching views - think coffee on the balcony as the first sun strikes the water, wildly beautiful autumnal displays across tree canopies, champagne on long summer evenings with family/friends, watching the ever-changing moods of the water and sky. This refined two-bedroom apartment is enviably positioned on the shores of Lake Burly Griffin and nestled within the flashy Kingston Foreshore. Moments from a cosmopolitan array of entertainment and leisure options and handy to the walking and biking paths that hug the water's edge, this inner-south locale extends an ideal urban/village lifestyle. A crisp palette of white on white is married with the warmth of timber flooring, while the soft drama of sheer curtains filters a soft light. The kitchen exudes a polished simplicity and cohesion with stone benchtops and banks of sleek cabinetry. Both modern bathrooms employ a soothing materiality of soft grey tiling and wall hung oak vanities. The master bedroom with ensuite, is characterised by a romantic merging with a moody private courtyard. The second bedroom is generous in size and sits adjacent to a family bathroom with deep, relaxing tub. Full height glazing overlooks the living area, drawing light and views of trees and sky into the room. Notably there is also a European laundry and basement parking for 2 cars plus lockable cage. The rooftop garden forms the central hub of the building and is arranged around elegant communal spaces that encourage communion and social connection while an array of beautiful plantings, including herbs, teem from raised iron planters. On the ground floor a beautifully curated swimming pool takes care of exercise and leisure, all year round. The modern form of the building employs a robust mix of raw concrete, black steel, and glass, consistent with the entire foreshore development, notable for its striking buildings, panoramic water frontage, rich cultural offerings, and unique locale within the historic and energetic soul of Kingston and Manuka, just moments from the parliamentary triangle and the city. Kingston is famous for its lovely combo of old and new - original homes, new apartments, old school restaurants and pubs, contemporary waterfront development and brand-new shopping precinct - offering a plethora of unique shopping, eating, drinking and entertainment experiences. Old Kingston is home to the famous Silo Cafe, The Durham Castle Arms, Bus Depot Markets and Canberra Glassworks. There are scenic paths through Jerrabomberra Wetlands and out to the Dairy Rd Precinct, home to Capital Brewing Co and an array of independent businesses. With easy access to transport, choice of public and private schools, the apartment, is also just a stone's throw from Capital Hill and the CBD. Features: comfortable home all year round with EER of 6. North aspect. secure building and parking. 2 car spaces plus storage cage. stylish two-bedroom apartment on Kingston Foreshore. stunning views across lake, wetlands and out to Mt Ainslie. wonderful urban lifestyle within the heart of the dynamic inner-south, within walking distance to an array of cafés, restaurants, bars. open plan living, dining, kitchen flowing to a deep covered balcony. timber floors. soft grey carpet to bedrooms. sheer S wave curtains. downlights throughout. white on white chef's kitchen with ample storage and minimalist sleek appeal. full height pantry. induction cooktop. under bench oven. double kitchen sink. spray mixer. stone bench tops. large master bedroom that drifts to private courtyard with built-in-robe and ensuite. generous second bedroom with built-in-robe. large family bathroom with tub. European laundry with washing machine and dryer included in sale. beautifully curated communal rooftop space that includes a productive herb and vegetable garden. estimated rental appraisal \$720 approx. p/w EER: 6 Living size: 87m² approx. Balcony size: 14m² approx. Winter garden: 4m² approx. Year built: 2018 Body Corporate: \$1,724.50 approx. p/q Land rates: \$542 approx. p/q Land tax: \$656.48 approx. p/q (only applicable for investment)