

24/1 Kerridge Street, Kingston, ACT 2604



Apartment For Sale

Thursday, 13 June 2024

24/1 Kerridge Street, Kingston, ACT 2604

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Brenden Blewitt
0262808808

\$1,040,000+

Designed by award winning architect Bates Smart is this premium two-bedroom, two-bathroom apartment on level 3 of the highly sought after Atelier complex, boasting stunning views of Kingston Foreshore and Lake Burley Griffin. This superb property offers an open-plan and sunlit lounge, dining, and kitchen area; perfect for contemporary living. The spacious lounge, dining and kitchen area feature full-length windows and doors, showcasing picturesque views over the lake and foreshore. The modern kitchen is equipped with an island bench, stone countertops, and modern Bosch appliances. Step from the lounge area through sliding doors onto the covered balcony, an ideal spot to sit back, relax and enjoy the stunning waterfront views. The accommodation includes a main bedroom with built-in robes and an ensuite with floor to ceiling tiles and quality fixtures. The second bedroom also features built-in robes and is conveniently located opposite the second bathroom, providing an ensuite-like experience. There is also a European laundry with a washer dryer included for your convenience. Additional amenities include secure tandem parking for two vehicles along with a storage cage, intercom and lift access. The complex itself offers a lush courtyard and BBQ area, perfect for outdoor gatherings and entertaining. The prime location of this Kingston Foreshore apartment offers a variety of restaurants, cafes, and vibrant lifestyle options at your doorstep. You will also be close to the heart of Canberra with Manuka, the Parliamentary Triangle and the CBD only a short drive away. Don't miss this opportunity to own a premium waterfront apartment in the Atelier complex, combining quality, convenience, and breathtaking views, perfect for an owner occupier or to own as an investment property in the premier lifestyle precinct of Kingston Foreshore. Features • 2 bedroom, 2 bathroom, 2 secure car spaces + storage cage • Spacious and light filled open-plan living • Modern kitchen with island bench and Bosch appliances • Balcony with stunning views of Kingston Foreshore and Lake Burley Griffin • Main bedroom with ensuite and built-in robes • Second bedroom with built-in robes, opposite second bathroom • Ducted reverse cycle air conditioning • Double car accommodation and storage cage • European laundry with washer dryer combo included • Secure intercom and lift access • Complex amenities include BBQ area and gardens • Ideal waterfront location on the Kingston Foreshore • Perfect for an owner occupier or investor. This premium apartment is highly sought after by renters and has a long-term history of tenancy. Strata levies: \$6,412pa (approx.) Rates: \$2,540pa (approx.) Land tax: \$3,176pa (approx.) (not applicable for owner occupier) Apartment: 99sqm Balcony: 10sqm Total: 109sqm EER: 6.0 For further details or a time to inspect contact us today. **DISCLAIMER** Although all care is taken in the preparation of any information (including property information) and content provided in this advertisement, it does not constitute business, financial or real estate advice and is provided for general information purposes only. Blewitt Properties does not make any representations or give any warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and liability arising from reliance thereupon. Please see the Blewitt Properties terms and conditions at www.blewittproperties.com.au for a more detailed disclaimer.