

29/1 Kerridge Street, Kingston, ACT 2604

LUTON

Apartment For Sale

Thursday, 13 June 2024

29/1 Kerridge Street, Kingston, ACT 2604

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Kate Yates

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\$599,000

This north-facing, one-bedroom apartment with a generous study is situated on the third floor of the premium Atelier complex. Bathed in natural light and overlooking the tranquil and quiet internal gardens, the sky view and large balcony brings a true sense of space to inner South living. The waterfront building is renowned for its sophisticated architectural design. The open-plan living area features stunning neutral toned floorboards, creating a warmth and serenity that continues through to the study and main bedroom. The extra 'French' style window allows additional light in the entryway. The kitchen boasts high end stone benchtops and electric appliances. A 'his and her' style walk-in-wardrobe provides ample storage in the master bedroom. The bathroom is modern and spacious. A European style laundry is conveniently located in the hallway. Quality glass, metal and brick finishes are throughout. One car space and a storage cage are in the basement. The apartment is a stone's throw from Jerrabomberra Wetlands, Lake Burley Griffin and the vibrant Kingston Foreshore with plenty of cafes, pubs and restaurants. A short drive, bus, ride or walk and you are at the Parliamentary Triangle, government offices and schools.

Features:

- One-bedroom plus generous study apartment on Level 3 of the Atelier complex
- Open plan living/dining area with floorboards, roller blinds, painted brick feature wall, a 'French door' style window and access to spacious tiled balcony overlooking the pretty internal gardens
- Kitchen with double sink, electric appliances including cooktop, oven, rangehood and dishwasher, stone bench tops, pantry, large fridge space, tiled floor, directional track lighting
- Master bedroom has a generous his/her style walk in wardrobe, floorboards, French-door style window, roller blind
- Study has floorboards, roller blind and French-door style window
- Bathroom has spacious shower, vanity, mirrored cabinets with storage and toilet
- European style laundry with washer/dryer in hallway behind large enclosed cupboard
- Ducted reverse-cycle air-conditioning
- One car space in basement and storage cage
- Waste room
- Lift access
- Visitor car parking outside the building

Other Features:

- EER: 6
- Strata Fees: \$924 p.q. (approx.)
- Rates: \$478 p.q. (approx.)
- Apartment Size: Internal: 66m²; Balcony: 8m²
- Building Built: 2016
- Currently rented until March 2025 at \$564 pw