

301/1 The Causeway, Kingston, ACT 2604

home by holly

Apartment For Sale

Thursday, 18 January 2024

301/1 The Causeway, Kingston, ACT 2604

Bedrooms: 2

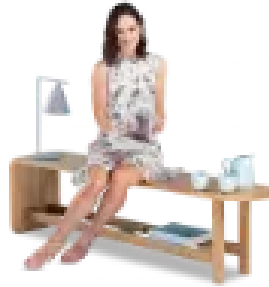
Bathrooms: 2

Parkings: 1

Type: Apartment



Sally Strang + Ash Costello
0491850701



Ash Costello
0491850701

\$710,000+

Raw concrete walls match shadow line ceilings, feature internal crittall-style doors, expanses of hero muntin windows in sleek black steel. Moody charcoal sheers billow in the breeze and are drawn to reveal views out across old Kingston, Telstra Tower, and the encircling mountains. Laneways host art installations lending a distinct Melbournian feel, combined with a sleek Sydney industrial edge. Cafés, yoga studios, bike shop and boutique businesses front the village square, where public tables foster community and capture a leafy sunshine. There is a winning combo of dynamism, playfulness and relaxed quiet at the Kingsborough Village, where sumptuous architecturally designed buildings are embedded in a wonderful urban lifestyle, encircled by the peace of parklands, wetlands, and Lake Burley Griffin. Tucked away on one corner of the village square, The Woolstore building is all handsome steel framed and arched glass walls, combined with red recycled brick. Paying homage to the industrial past of the site you would be forgiven for thinking the building was re-purposed, instead of brand spanking new. The earthy textures of raw concrete, Corten steel and recycled timbers are a feast for the senses, all combined with modern passive design and rooftop gardens for connectivity. Light floods the central breezeway as a forest of tree ferns reach skyward and a sleek stainless-steel lift whisks you to the third floor. Once inside it is all muted, industrial chic with a swell of north-western light. We love the midnight black galley style kitchen and combined dining, with open shelving for chosen objects, banks of drawers and cabinets, including full-height pantry and an industrial play of copper and black piping. A wall of full height glazing- all glossy metal and glass panes - extends the social hub to both private living and master bedroom, both with gorgeous sunset views. The sophisticated urban vibe continues to the principal bedroom, as twin industrial pendants softly illuminate, and a wall of dark mirrored robes take care of storage. The second bedroom is nicely sequestered on the opposing side, with direct access to a two-way family bathroom, which also offers easy access via the kitchen. Both ensuite and family bathroom share a concordant natural materiality as mosaic tiling meets artisan textured concrete. This unique locale is rooted within the historic and energetic soul of old Kingston and Manuka, just moments from the Lake and the cultural buildings that hug its shores. Enviably positioned close to the flashy Kingston Foreshore, Kingsborough offers a unique peaceful village lifestyle, steeped in community values. Local offerings include a bike shop, yoga studio, massage therapist, café, hairdresser, and boutique gym AEQUUS Fitness. It is a short stroll to old Kingston where the new shopping precinct and eateries combine with iconic favourites - Penny University, Bittersweet, The Caribou, 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 home, is also just a stone's throw from Capital Hill and the CBD. features..chic industrial two-bedroom, two-bathroom apartment in the coveted Woolstore building. part of the buzzing Kingsborough Village. architecturally designed small development of just 60 apartments. tucked away in a quiet corner close to parklands, wetlands and lake. nostalgic form that nods to the site's industrial past - raw brick, arched black steel framed windows. wonderful open central breezeway with tree-fern garden. generous welcoming foyer with added storage (linen and coat closet). north-west facing open kitchen, dining flowing to separate living and master bedroom. moody black cabinetry matched with black stone worktops and high-end stainless-steel appliances from Ilve. 85sqm of living. 2.8 metre ceilings. wide plank engineered ash timber flooring. separate living room and master bedroom sequestered by floor to ceiling black steel framed glazing. awning muntin windows in black steel. living room with acoustic timber panelled feature wall and views to Kingston and mountains. master bedroom with twin industrial pendant lighting, built-in-robe and ensuite bathroom and views to Telstra Tower. ensuite with large, mirrored storage and floating shelf, finished in dark mosaic and textured raw concrete tiling. internal laundry with full height storage. second bedroom or home office with built-in-robe and flowing to two-way bathroom in concordant material palette with the addition of a generous bathtub. double glazed windows. custom blinds and sheers. reverse cycle heating and cooling. instant zoned hot water. car space with storage cage, shared EV charging (Tesla and EVlink) .secure intercom access. solar panels for community lighting. communal rooftop space with barbecue area, citrus trees, dining space and sweeping sunset views. anchored in the local village square with a mix of cafés and small businesses combined with arty laneways and landscaped public spaces. Australia Post Parcel Lockers conveniently located within the Village. AEQUUS Fitness within building with 25m two-lane, magnesium swimming pool, sauna and boutique gym. vet within the building. walking distance to all the cafes and restaurants of The Foreshore. direct access to scenic shared walking and biking pathways, Norgrove Park, Jerrabomberra Wetlands. close to old Kingston, Manuka including heritage Manuka Pool, Fyshwick and the Bus Depot Markets. handy to transport including Canberra Train Station. close to a variety

of schools including the International Telopea Park High.6 mins to parliamentary triangle, 10 mins to the CBDEER:
4.5Living size: 85m2 Year built: 2020 Land rates: \$480 pq approx. Body Corporate fees: \$1,200 pq approx.