

**301/55 The Causeway, Kingston, ACT 2604**

**CARTER + CO**

**Unit For Sale**

Friday, 1 March 2024

301/55 The Causeway, Kingston, ACT 2604

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 153 m2**

**Type: Unit**



James Carter And Nik Brozanic  
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## By Negotiation

The features you want to know!+ Luxury 3-bedroom, 2-bathroom Kingston Foreshore apartment. + MBA Apartment Development of the Year 2017+ Small community of 61 residential properties+ Luxurious master bedroom with large walk in robe and ensuite.+ Ensuite with stunning feature bathtub, huge face level storage and feature floor to ceiling tiling. + 2 further generous bedrooms with built in robes+ Luxury entertainers' kitchen with custom joinery, stone benchtops and butlers' pantry.+ Upgraded joinery draw system to kitchen+ Quality German AEG appliance to kitchen.+ 800mm Induction cooktop+ 600mm Pyrolytic oven+ Full size integrated dishwasher+ Integrated microwave+ Kitchen overlooks the large open plan living and dining area.+ Custom built in joinery to living + Stunning light wooden floors to kitchen and living areas. + Quality 100% pure wool carpet to bedrooms. + Double glazed windows+ Large balcony with sliding door access from all bedrooms and living area.+ Sheer curtains and roller blinds to all windows and sliding doors+ LED downlights+ Ducted electric heating and cooling+ Full sized laundry with large linen storage. + Level 2 private BBQ entertaining space + Level 5 roof top garden with BBQ, seating and stunning views over the iconic Lake Burley Griffin. + 2 Side by side car spaces+ 2 Lockable storage cages

Why you want to live here!Welcome to luxury living at its finest! Discover the epitome of elegance in this stunning 3-bedroom, 2-bathroom apartment nestled within the award-winning Peninsula building on Kingston's highly sought-after foreshore.Boasting an expansive 123m<sup>2</sup> of internal living space, complemented by an additional 30m<sup>2</sup> of captivating outdoor entertaining space, this residence offers a lifestyle of unparalleled sophistication.The heart of this remarkable apartment lies in its open-plan kitchen, living, and dining area-a bright and inviting space that sets the perfect ambiance for entertaining family and friends. Revel in the abundance of natural light that graces every corner, making this area an absolute delight.Prepare to be captivated by the dream-worthy kitchen, where neutral and wood-toned joinery seamlessly combines with 20mm stone bench tops. Custom storage abounds, providing a practical yet aesthetically pleasing environment for culinary enthusiasts. Cooking becomes a pleasure in this stylish and well-appointed kitchen.The master bedroom is a sanctuary of relaxation, featuring a spacious walk-in robe and an ensuite that transcends the ordinary. Picture floor-to-ceiling feature tiling, built-in face-level storage, top-end fixtures and fittings, and a freestanding bath that transforms this space into an absolute dream.Situated in the ever-popular and in-demand Kingston foreshore, this residence presents an unparalleled opportunity. Enjoy the convenience of being within walking distance to some of Canberra's finest dining establishments and revel in direct access to the scenic Lake Burley Griffin. More than just an apartment, this is a lifestyle.

The stats you need to know!+ Unit: 301+ Block: 4+ Section: 66+ EER: 6 stars+ Internal Living: 123m<sup>2</sup> (approx.)+ External: 30 m<sup>2</sup> (approx.)+ Rates: \$569 per quarter. (approx.)+ Land Tax: \$716.47 per quarter. (approx.) \*only payable if rented+ Strata: \$1,705.42 per quarter. (approx.) + Sinking fund: \$471 per quarter (approx.) + Heating and cooling: Ducted electric heating and cooling+ Car: Two secure basement car spaces+ Rental Appraisal: \$980-\$1050 per week (approx.)