

36/5 Kerridge Street, Kingston, ACT 2604



Apartment For Sale

Thursday, 6 June 2024

36/5 Kerridge Street, Kingston, ACT 2604

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 52 m2

Type: Apartment



Ricky Chung
0418632681



Luna Moon

\$498,000+

Welcome to the epitome of modern living at the 'AZURE' complex, where convenience meets contemporary elegance. This exquisite 1-bedroom apartment offers a prime location amidst the vibrant ambiance of Kingston Foreshore, ensuring a lifestyle of leisure and sophistication. Nestled in the heart of Kingston Foreshore, just steps away from bustling cafes, bars, and restaurants, this apartment promises the ultimate urban lifestyle. Impeccably designed with double-glazed doors seamlessly connecting the living area, bedroom, and balcony, creating a fluid living space bathed in natural light. The modern kitchen boasts stone benchtops, premium Miele appliances, including a dishwasher and stovetop, as well as an integrated fridge for seamless functionality and style. Enjoy optimal comfort throughout the seasons with reverse cycle heating and cooling in the living area, ensuring a cosy ambiance year-round. The bedroom features a space-saving sliding door, ample storage solutions, and a strategically placed window for added brightness and charm. Within walking distance to attractions such as the Bus Depot Markets, Canberra Glassworks, and Fitters Workshop, ensuring endless entertainment options right at your doorstep. Explore the vibrant dining scene and specialty retail shops along the picturesque harbour promenade, with Kingston and Manuka precincts just a stone's throw away. Indulge in the perfect blend of style, convenience, and luxury living at the 'AZURE' complex. Embrace the vibrant energy of Kingston Foreshore while enjoying the comforts of modern living in this exquisite apartment. Experience the allure of Kingston Foreshore living - schedule your viewing today!

Feature:- Miele home equipment- High-quality bathroom fixtures and plumbing- A washer and dryer combo unit- Air conditioning with both cooling and heating capabilities- Double-pane windows throughout- Rooftop barbecue area- Intercom system

Location:- 2 mins walk to Shop- 5 mins drive to Telopea Park School- 9 mins drive to CIT- 11 mins drive to Canberra Centre- 11 mins drive to ANU- 11 mins drive to Canberra Airport- 11 mins drive to Calvary Hospital

Property Numbers: (approx.)- Internal area: 52 m²- Balcony area: 6 m²- Total Living area: 58 m²- EER: 6- Water: \$186.77 per quarter- Rates: \$456.00 per quarter- Land Tax: \$553.83 per quarter- Levies: \$818.02 per quarter- Rent: \$530.00 per week estimate- Built: 2017