

**40/11 Trevillian Quay, Kingston, ACT 2604**



**Apartment For Sale**

Friday, 19 January 2024

40/11 Trevillian Quay, Kingston, ACT 2604

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 76 m2**

**Type: Apartment**



Linda Lockwood  
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**\$765,000+**

The perfect address for those who enjoy a low maintenance lifestyle, this stylish 2-bedroom ensuite apartment situated in highly desirable 'Lakefront' complex, offers the convenience of Inner-South living with the bonus of being just a short, leisurely walk to all the bustling cafes, bars and restaurants the Kingston Foreshore has to offer. Having been expertly built by Milin builders, and meticulously developed by Amalgamated Property Group, this development has been put together by one of Canberra's best development teams. This residence features a modern, well-appointed kitchen with thick stone benchtops, quality Miele appliances, mirrored splash back, an externally ducted rangehood, recessed double sink, and integrated dishwasher. The kitchen overlooks the open plan living and dining areas that come together, helping to create a large open space. Thanks to the floor-to-ceiling sliding doors leading out to the balcony, the apartment not only receives large doses of natural light, but also offers a seamless connection out to the covered balcony, allowing for a genuine indoor/outdoor entertaining space. Both bedrooms offer mirrored built-in robes, whilst the master offers a modern ensuite that features full height tiling, stone vanity top, mirrored medicine cabinet, and generous shower. Conveniently designed, the main bathroom also offers full height tiling, a generous shower, stone vanity top, whilst also offering as a practical design point, the space saving European style laundry. As the new owner of this exceptional apartment, you'll be able to enjoy the luxurious range of amenities the complex offers. These include a stunning infinity pool overlooking Lake Burley Griffin and some of Canberra's most iconic landmarks, and a fully equipped weights and cardio gym. Currently vacant, this apartment is ready for immediate occupation. Additional features of the apartment include ducted reverse cycle air-conditioning, hallway linen storage, access to communal gardens, two car spaces and additional lockable storage in the basement. 'Lakefront' is located within Canberra's only urban waterside community. Hugging Lake Burley Griffin, the Kingston Foreshore is a vibrant destination with multiple paths for lakeside walks and a plethora of restaurants, cafes and bars. \* Living size: 76sqm (approx.)\* Balcony size: 11sqm (approx.)\* Zoned and ducted reverse-cycle heating and cooling\* Quality Miele appliances with gas cooktop \* Stone benchtops\* Additional linen storage\* Mirrored built in robes\* Full height tiling in ensuite and bathroom\* Security building with video intercom, and direct lift access from the car park\* Two allocated, side by side car spaces and lockable storage enclosure in basement\* Lake views from the main bedroom, canal and lake views from the balcony\* Infinity edged swimming pool directly overlooking Lake Burley Griffin\* On site, fully equipped gym for all residents Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.