

401/1 The Causeway, Kingston, ACT 2604



Apartment For Sale

Saturday, 25 November 2023

401/1 The Causeway, Kingston, ACT 2604

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 81 m2

Type: Apartment



Treston Bamber

0488488956

\$840,000+

Located in the distinctive 'Woolstore' building in Kingsborough Village, this near-new apartment is a statement of sophisticated modern living and features an incredible entertaining terrace with stunning views over Norgrove Park all the way to Black Mountain. With 81 square metres of indoor living area complemented by the 46-square-metre terrace, this residence offers an abundance of room without compromise. The urban industrial aesthetic, timber floors, lofty 2.8-metre ceilings and picture windows that flood the space with afternoon sun create an inviting and contemporary living environment. The floorplan comprises two bedrooms, each with built-in robes and private ensuite, an open plan living, dining, and kitchen area, and a separate living space that could function as a formal dining area, study, or lounge room. The kitchen is both stylish and functional, with black stone benchtops and splashback, a double-door pantry, electric cooking with induction cooktop and a dishwasher. Cleverly designed to maximise the space, the second bedroom includes a Murphy bed with integrated shelving and desk, allowing the room to be quickly and easily converted from a home office to a spare bedroom when guests stay. Reverse-cycle air conditioning, NBN fibre to the unit, instant electric hot water, washing machine/dryer, double glazing, two basement side-by-side car spaces plus two side-by-side 1.5m² storage units, and gated access with video intercom and remote entry are additional features of note. Entertainers will love the huge terrace with stunning views towards Black Mountain. Upgraded to be enjoyed year-round, the terrace includes electric, remote-operated louvred pergola with side blinds and stylish steel planter boxes with bamboo privacy screen. Whether you want sophisticated dining or relaxed drinks with friends, this space will elevate your living and entertaining experience throughout the seasons. For even more entertaining space, there is also a communal BBQ area on the same level. Located in Kingsborough Village, this apartment offers an urban community lifestyle with village boutique shops and cafes, as well as proximity to the Kingston foreshore dining precinct, Manuka shopping precinct, Fyshwick markets and Bus depot markets. Also close by are Norgrove Park, Jerrabomberra Wetlands, Griffith, Narrabundah, and Canberra Train Station and several schools. Busses to Canberra City are an easy five-minute walk away for hassle-free travel. Whether you're an investor or professional looking for a lock-and-leave apartment in a great lifestyle location, you will want to put this property on your 'must-see' list. Call us today for inspection times.

Features -

- Modern, two-bedroom apartment in 'The Woolstore'
- Near-new building (2021) with an industrial aesthetic
- 2 good-size bedrooms with BIR + 2 ensuite bathrooms
- Fold-down bed with desk and storage in second bedroom
- Open plan living, dining, kitchen + separate sunroom
- Internal laundry with storage + combined washer/dryer
- 46m² entertaining terrace with views, louvred pergola
- High ceilings, engineered oak timber floors, natural light
- Sleek & stylish kitchen with electric cooking & dishwasher
- Reverse-cycle air-con + NBN fibre to unit + instant hot water + double glazing
- Two-car basement parking + 2x storage units + remote entry
- Walk to shops, cafes, restaurants, Kingston Foreshore, busses
- Close to parks and wetlands; 10 mins to Canberra Civic
- Ultra-modern urban community living in a premium locale
- Rates: approx \$500 pq
- Body corp: approx \$1,906 pq