

410/15 Kerridge Street, Kingston, ACT 2604



Sold Unit

Tuesday, 19 September 2023

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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Unit



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\$1,121,011

Imagine a new lifestyle, one of ease of care, one where relaxation and entertaining becomes the priority, all packaged up in a modern, spacious 3-bedroom unit set over a single level. With an elevated aspect towards the tranquil Jerrabomberra Wetlands, this owner-occupied abode has been upgraded and beautifully maintained. It features bespoke kitchen and dining room joinery with walk-in pantry, extra storage and even a wine fridge. The heat recovery ventilation (HRV) ensures fresh air throughout the apartment, and the ensuite features a bath and underfloor heating. Light filled living areas and all bedrooms open to the terrace so one entire side of the apartment is double-glazed glass windows and doors. Extra storage in the basement and unit itself mean that downsizers are sure to find space without needing to compromise. The Peninsula development has 2 separate communal spaces, the most impressive of which is a rooftop area with built in seating and BBQ facilities and sweeping views to the North over Lake Burley Griffin and Jerrabomberra Wetlands. Lake Burley Griffin and its foreshore paths allow a circumnavigate for those looking for a little exercise, and when it's time to refuel, whether that's a light breakfast and coffee, a more elaborate lunch, or a luxurious dinner, there is a wealth of options. Best of all, the Peninsula is 100% residential and no has business operations disturbing your relaxation. Make sure to watch our detailed, walk through video prior to your inspection (and after), it's our 24/7 salesperson for you to get an excellent feel for the features and benefits on offer. It's the most informative property video you will watch during your hunt, but don't just take our word for it... To get a copy of the digital brochure containing the full contract, please send us an email from any of the portals noting your full name and mobile number and it will be automatically sent to you.

Features Overview: Positioned 4 stories high in the 6-year-old 'Peninsula' complex
Outlook towards Jerrabomberra Wetlands to the East from balcony
Large, covered terrace with glass panels running the length of the unit and opening off the living areas and each bedroom, also has water tap and 2 separate power outlets
Direct lift access from basement & ground level to your floor (no stairs to navigate)
Floor to ceiling double glazed windows and doors throughout (improves energy efficiency and eliminates most external noise)
Ducted reverse cycle heating & cooling
Walking distance to Kingston foreshore eateries, bars, & boutique retailers (but no commercial businesses operating from the development itself)
Very high proportion of live in owners in the Peninsula (excellent community of like-minded people)
Communal facilities of Peninsula include 2 outdoor BBQ and entertaining areas (located on level 2 and level 5) with the rooftop terrace offering 380m² and uninterrupted views over Lake Burley Griffin and the Jerrabomberra Wetlands
Two separate side by side car spaces in restricted entry basement with 2 lockable storage enclosures
CCTV cameras throughout the development for increased security
Peninsula was awarded the Master builder's award in 2017 in the category of 'Apartments & Units 4 storeys above' and the HIA award in 2017
Owner-occupied so vacant possession on offer (no tenants lease to worry about)
Flexible settlement options available if you have another property you want, or need, to sell
Pet friendly (subject to strata notification)
The numbers: (approx.)
Size of living: 123m²
Size of balcony: 28m²
Age: 6 yrs (built April 2017)
General rates: \$2,317 p.a
Water & sewerage rates: \$ 672 p.a.
Strata levies: \$7,052 p.a.
Land tax (investors only): \$2,906 p.a.
EER: 6 stars
Name of development: Peninsula
Level in building: 4 of 4
Potential rental return: \$950/wk
Developer/builder: Maddison Constructions & Creative Building Services
Number of units in development: 66
Strata manager and contact number: Independent Strata - 62091515
Units plan number: 4294
Admin fund balance for development as of 25/08/2023 - \$46,555
Sinking fund balance for development as of 25/08/2023 - \$193,528
More info: Light filled open plan living area with access to fully covered terrace
Engineered timber flooring throughout living areas, tiles in wet areas and carpets in bedrooms
Modern kitchen fitted with dual sink, AEG appliances, waterfall stone benchtops, soft close draws, electric pyrolytic oven, warmer draw, 4 burner induction cooktop with rangehood over, integrated microwave, dishwasher and large walk in pantry
Segregated main bedroom with a huge walk-through robe offering custom shelving
Ensuite and main bathroom with full height tiling, mirrored storage cupboards above the vanity, heat lamps, large shower recess, toilet plus the ensuite has under tile heating and a bath which is not common in apartment living
Bedrooms 2 and 3 can accommodate queen sized beds and both have built in sliding door robes
The 3rd bedroom has a built-in bed that can fold up or down depending on requirements, transitioning from a bed to a study desk in seconds
Heat recovery ventilation (HRV) to ensure fresh air circulates reducing any likelihood of condensation built up often associated with apartment living
Separate laundry room with bench and cupboard storage, also wine fridge, washing machine and dryer included in sale
Two separate linen cupboards
Custom built in cabinetry in both dining and living areas
Video intercom access to building for guests
NBN internet connected (FTTP) and wired for Foxtel
LED downlighting throughout
High quality window treatments (privacy

shears and block out curtains)To help buyers, we offer the following:Written buyer price guide, which your offer must exceedConfidential offer process meaning one buyers' offer will not be disclosed to any other buyersA digital brochure with everything to consider a purchase, including the full contract (request this via ema