

42/17 Trevillian Quay, Kingston, ACT 2604



Apartment For Sale

Friday, 5 April 2024

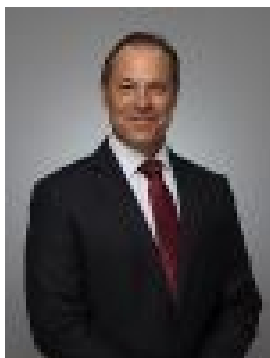
42/17 Trevillian Quay, Kingston, ACT 2604

Bedrooms: 3

Bathrooms: 3

Parkings: 3

Type: Apartment



Mario Sanfrancesco
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Auction

The opportunity arises for the first time to secure this superb penthouse on Lake Burley Griffin's exclusive Trevillian Quay – 1 of only 3 penthouses within the Bridge Point enclave - offering one of the rarest of rare gifts: magnificent, uninterrupted lake views of Canberra's iconic attractions in perpetuity. Everyone who enters this impressive penthouse immediately gravitates to the exquisite scenery, flooded with light and beautifully framed by the home's formal entry hall and banks of seamless custom joinery, full-height windows and glass doors. The best vantage point is undoubtedly the superb entertainers' terrace that feels as if it cantilevers over the water. It gives privileged northerly views of Kings Avenue bridge and the north, east and west shorelines among other highlights, including the Carillion, the National Gallery and High Court, as well as the 'American Eagle' memorial. This spectacular panorama is also the backdrop to all of the main interior spaces. The formal lounge, with its two-way gas-log fireplace, separates the formal and informal living areas and invites autumn and winter evenings watching the city lights and lakeside fireworks while March morning skies will bring a world-class kaleidoscope of hot-air balloons. The marble topped open-plan kitchen and living space also has access to the terrace, as well as a café balcony to the east; perfect for a morning coffee glimpsing the waking of the Kingston harbour. Bedrooms two and three also benefit from water views and have stylish luxe ensuite bathrooms, while the master bedroom is segregated at the front overlooking the lake and has an opulent ensuite, walk-in wardrobe, second built-in wardrobe and glass sliding door access to the views of the lakefront terrace. Located at an exclusive address that is moments from the dynamic Kingston foreshore's restaurants and café's and an easy walk to Old Kingston, Manuka Village and the Parliamentary Triangle and 10 minutes from the city, the proportions and positioning of this penthouse is sure to impress and resonate with discerning buyers.

FEATURES

- Absolute lakefront stand-alone penthouse with no adjoining walls (1 of only 3 penthouses within "Bridge Point")
- Available for the first time
- Lift direct to door
- Generous open kitchen with large 3.5m marble island, double sink, walk-in pantry, and a range of Miele appliances including integrated refrigerator and freezer, integrated Miele coffee machine, microwave, steam oven, plate warmer, induction cooktop and double ovens + ceiling-mounted Smeg rangehood
- Extensive use of marble throughout bathrooms, kitchen and laundry
- Master ensuite with double-door entry, spa bath, dual Villeroy and Boch vanities, underfloor heating, walk-in shower and concealed toilet
- Bedroom three has dual aspect with habitat sanctuary views
- Concealed mirrored storage to all ensuites
- Guest powder room
- Timber floors
- Truly exceptional storage throughout with a walk-in linen press, three double banks of integrated cupboards at entry, built-in shelving throughout informal living area + concealed storage from front facing kitchen bench + more storage within both formal and living areas
- Bose sound system to living
- Zoned, reverse-cycle ducted air conditioning
- Two-way feature gas fireplace
- Covered entertainers' terrace plumbed for gas and water
- 3 extra high curved skylights – above entertainers terrace
- Multiple data points throughout
- Wardrobes to secondary bedrooms
- Common library and sitting room for the complex + a separate meeting room
- Video intercom-based access to building
- Triple Lock up garage with automatic doors for 3 cars – extra deep with additional space for generous storage

Body Corporate: \$4,699.37pq (approx.) Rates: \$1,169pq (approx.) Living Area: 242m² (approx.) Balcony: 61m² (approx.) Total: 303m² (approx.)