

**5/120 Giles Street, Kingston, ACT 2604**

**Sold Apartment**

Friday, 11 August 2023

5/120 Giles Street, Kingston, ACT 2604

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Nick Purnell  
0262952011



Sam Werry  
0478959121

## Contact agent

Located in arguably the Kingston Foreshores premier development, this palatial three bedroom is one of Kingston's largest three-bedroom apartments. 'The Pearl' is aptly named as it's a hidden gem of a building that is the pinnacle of Inner South living. Designed by highly regarded Guida Moesely Brown Architects and developed by Consolidated Builders, the development always had this vision in mind and its oversized floorplans highlighted by the fact the smallest in the building measured 134m<sup>2</sup>. Situated on the corner of Giles Street and Printers Way, its location was also key to its success. The Foreshore is home to some of Canberra's best restaurants, cafes and bars, and therefore you will have a plethora of eateries at your doorstep, whilst not being located over the top of them which allows the property to be peaceful and quiet. You will also be just a short walk to the Kingston Shops, the Parliamentary Triangle and on the shores of Lake Burley Griffin if you like to live an active lifestyle. Stepping inside you will be impressed by the natural light that floods the property due to its northerly orientation and the spaciousness of the 171m<sup>2</sup> of living. The living, dining and master bedroom all face the northern exposure, whilst the other two bedrooms have been deliberately designed to be on the other end of the property for privacy and are filled with morning sunlight. The property boasts a separate family room which makes for a great kids play area, home office or an extra breakout zone for downsizers looking to have the feeling of a house without the garden maintenance. There is also a separate laundry and a third toilet to complete the package. This property would be ideal for a young family or downsizers looking to immerse themselves in the best lifestyle Kingston has to offer. In Summary:-

- Spacious 171m<sup>2</sup> floorplan plus 24m<sup>2</sup> balcony with water views
- Northly aspect and flooded with natural light
- Double glazed windows throughout
- Open living and dining room plus additional family room
- Kitchen with Marble floors, Gaggenau cooking appliances, 30mm benchtops, Liebherr wine fridge
- Swimming pool, gym, sauna and large grassed area adjacent to the BBQ area for kids or grandkids to play
- Double lockup garage within the secure basement area
- Private lift with only one other apartment on the floor
- Reverse-cycle heating and cooling
- Separate laundry
- Powder room

Figure Summary (all approx.)- Body Corporate: \$2456.25 p.q.- General Rates: \$509.00 p.q.- Water and sewage: \$175 p.q.