

**50/5 Kerridge Street, Kingston, ACT 2604**



**Sold Unit**

Monday, 14 August 2023

50/5 Kerridge Street, Kingston, ACT 2604

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



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**\$655,000**

Imagine a new lifestyle, one of ease of care and low maintenance, one where relaxation and entertaining becomes the priority, all packaged up in a modern, 2-bedroom unit set over a single level, this is just a taste of the benefits on offer at 50/5 Kerridge Street. Offering an almost perfect North aspect, the light-filled living spaces are an immediate observation and both bedrooms as well as the living areas enjoy this sunny aspect. The double-glazed windows and doors ensure both energy efficiency and noise protection 24/7. The up-market kitchen has top quality fittings and appliances such as an integrated fridge and freezer, built in microwave, under bench dishwasher, electric cooktop and under bench oven. The stone bench tops are sturdy and hard wearing and positioned overlooking the living areas so you can easily interact with guests as you prepare meals. Extending off the living area is your spacious, fully covered terrace with the unique ability for you and your guests to access the unit direct from the street without going through the main foyer (as you would a townhouse). From this terrace you can capture water views of the Jerrabomberra Wetlands which is a nice bonus. The lifestyle at the Kingston Foreshores offers so much right on your doorstep. 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, or a more elaborate lunch, or a luxurious dinner, there is a wealth of options to select from. Best of all these food and beverage facilities are conveniently located 100-200m away from the Azure development, which is 100% residential occupied with no business operations disturbing your relaxation. Please note, for all open homes we will be opening the property through the courtyard located on Honeysett View which is the North side of the building, so please follow the open home signs. To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, please send us an email from any of the web portals and note your full name and mobile number and it will be automatically sent to you.

**Features Overview:** Positioned on the ground level of the 6.5-year-old 'Azura' complex  
Water and wetland views towards Jerrabomberra Wetlands  
North aspect from living areas, both bedrooms and covered terrace  
Direct street access through your courtyard from street (no need for guests to come through the main foyer of the building)  
Direct lift access from basement & ground level to your floor (no stairs to navigate)  
Walking distance to Kingston foreshore eateries, bars, & boutique retailers  
100% residential building, no commercial businesses operate  
Communal facilities of Azure include rooftop outdoor BBQ and entertaining areas  
One allocated car space in restricted entry basement with a lockable storage enclosure  
CCTV cameras throughout the development for increased security  
Pet Friendly (subject to strata notification)  
Development constructed with raw timber, concrete and glass (no flammable cladding to worry about) also very low maintenance so minimal repainting required which helps to reduce strata levies  
Vacant possession and early access prior to settlement available if you need to move in quickly  
Flexible settlement options available if you have another property you want, or need, to sell or need more time to finalise finances

**The numbers:**  
Size of living: 77m<sup>2</sup>  
Size of balcony: 18m<sup>2</sup>  
Age: 6.5 yrs (built December 2016)  
General rates: \$1,972 p.a.  
Water & sewerage rates: \$ 702 p.a.  
Strata levies: \$4,192 p.a.  
Land tax (investors only): \$2,384 p.a.  
EER: 6 stars (out of 6 stars)  
Name of development: Azure  
Level in building: 1 of 6  
Potential rental return (unfurnished): \$640-\$670/wk  
Developer: Fronterra Pty Ltd  
Builder: Construction Control  
Number of units in development: 75  
Strata manager and contact number: LMM Solutions (02) 51103200 - enquiries@lmm solutions.com.au  
Units plan number: 4269  
Admin fund balance for development as of 8/05/2023: \$49,525  
Sinking fund balance for development as of 8/05/2023: \$199,269

**More info:**  
Floor to ceiling double glazed windows and doors throughout  
Green switch that cuts power to entire apartment when you leave  
Fibre optic high speed internet connection  
Stainless steel Miele appliances in kitchen - electric cooktop and under bench oven, built in dishwasher and microwave. Integrated fridge and freezer.  
Main bedroom has 3-door, mirrored, sliding robes plus sliding door access to terrace  
Bed 2 has 2-door, mirrored, sliding robes  
Full height bathroom tiling for main bathroom and ensuite, mirrored storage cupboards above vanity which has further storage below, 2 heat lamp  
IXL tastic lights, shower and toilet  
Clipsal Saturn one touch LED backlit switches and LED accent lighting  
Video and audio intercom for guests to access building  
USB power points  
Laundry behind bi-fold doors with tub and dryer included  
Wall mounted reverse cycle unit (heating and cooling) in main living area  
Directional lighting throughout  
Exposed concrete ceilings throughout  
Roller blinds and privacy curtains throughout  
Electric, continuous hot water system  
To help buyers, we offer the following as part of our Friendly Auction System:  
Written buyer price guide which is updated throughout the campaign  
A digital brochure with everything to consider a purchase, including the full contract and bidding strategy video (request this email)  
We refer a solicitor who can review the contract prior to auction for FREE  
Same solicitor can provide a FREE Section 17 Certificate to waiver your cooling off if you want to submit a pre-auction offer  
5% deposit pre-approved. Payable via eft. Free valuations on your current property(s) to help establish your equity.