

503/15 Kerridge Street, Kingston, ACT 2604

Sold Unit

Friday, 3 November 2023

503/15 Kerridge Street, Kingston, ACT 2604

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Unit



Albert Stavaruk

0418628641

Contact agent

With spacious Northerly orientated indoor and outdoor living areas together with a serene outlook over the development's beautiful gardens, towards the lake and City, this sensational sub-penthouse apartment, truly is one of a kind. Situated in the award winning 'Peninsula' complex, which is mostly occupied by, and highly sought after by live-in owners, it's nestled in the Kingston Foreshore's most idyllic, peaceful enclave. Offering around 145m² of internal living areas, it also has 175m² of amazing outdoor living area, which features a huge pergola covered dining area, a soothing water feature and beautiful vertical garden beds, all designed by renowned landscape architect, Adam Barker of DSB Melbourne, who even incorporated a separate vegetable patch! The spacious, light filled open plan living area, which feature a cozy built in ethanol fireplace, will accommodate a myriad of different lounge and dining settings, and opens via bi-fold doors onto the stunning outdoor areas. The adjacent kitchen is a masterpiece of design and functionality. It offers elegant stone benchtops, top-tier AEG appliances including a steam oven, plus an abundance of storage. You can even enjoy the splendid outlook from the kitchen, enhancing your culinary experience. The delightful main bedroom features a large walk-through robe which leads to the sensational ensuite bathroom complete with floor to ceiling tiling and a custom-built double vanity unit. The other 2 bedrooms are thoughtfully segregated from the main and are clustered around another well-appointed bathroom. A convenient study nook complements these bedrooms whilst the separate laundry also has additional storage. For your comfort there's ducted air conditioning throughout the apartment, ensuring a pleasant living environment year-round. The apartment also offers lift access from the large double lock-up garage in the basement, which serves only this unit and one other on the same level, enhancing both privacy and security. Every detail of this apartment has been meticulously planned to optimize functionality ensuring a truly exceptional living experience. The 'Peninsula' development offers 2 communal areas with BBQ facilities. The most impressive is on the rooftop where you can enjoy stunning elevated views over the Lake and Wetlands. . The allure of the surrounding lifestyle will entice you outside regularly. Kingston's best cafés and restaurants are just a hundred metres away and make for great weekend respites, and a daily lake or Wetland walk is always awaiting you. Features Overview-The 'Peninsula' was awarded the Master Builder's award in 2017 in the category of 'Apartments & Units 4 storeys and above', and the HIA award in 2017-Northerly aspect sub-penthouse apartment, complete with lock-up Double Garage-excellent outlook from living area & main Bedroom-Ducted reverse-cycle air conditioning with dual control units at different points in home-Double glazed windows and doors throughout- in-slab heating in both bathrooms-Commercial switchboard with Garden lighting and electrical-Reticulated Garden including "Green Wall"-Two video intercom units for guest access at 'Peninsula' entrance and secure gate to terrace-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-CCTV cameras are located throughout the development for increased security-Pet friendly (subject to strata notification)-NBN connected FTTP and wired for Foxtel-Easy walking distance to Kingston foreshore eateries, bars, and boutique retailers Essentials Approximations: Internal living area : 145m² External living area: 175m² Rates: \$711 per qtr Strata \$3493 per qtr.