

504/15 Kerridge Street, Kingston, ACT 2604



Unit For Sale

Friday, 9 February 2024

504/15 Kerridge Street, Kingston, ACT 2604

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Unit



Albert Stavaruk

\$1,950,000+

Enjoy Tranquil rural water views to the North-East over the Jerrabomberra Wetlands, from spacious open-plan living areas and the huge outdoor entertainment areas, of this stunning sub-penthouse apartment. 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 spacious, light-filled internal living areas with windows on three sides, it features around 200m² of wrap-around balcony which is partly covered, making it sensational for outdoor entertaining or just relaxing and taking in the tranquil rural views. High ceilings and gleaming timber floors feature, from the entry through to the living areas and sparkling kitchen, which both open onto the magnificent outdoor areas. The adjacent kitchen is a masterpiece of design and functionality offering elegant stone benchtops, top-tier AEG appliances, and an abundance of storage including a walk-in pantry. You can also enjoy the splendid rural outlook from the kitchen, enhancing your culinary experience. The delightful main bedroom features a large built-in wardrobe robe and a stylish ensuite bathroom complete with floor-to-ceiling tiling, a custom-built double vanity unit, and a freestanding bath. A cozy nook off this bedroom and ensuite features a window seat and again access to those magnificent views! The other 2 bedrooms are thoughtfully segregated from the main and are clustered around another well-appointed bathroom. A convenient little closet styled study nook adjacent to the kitchen is perfect for keeping all those little bills and financial issues under control. 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 meters 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 the home-Double-glazed windows and doors throughout- in-slab heating in both bathrooms-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: 134m² External living area: 200m² Rates: \$ per qtr Strata \$ per qtr.