

**56/5 Kerridge Street, Kingston, ACT 2604**

**Unit For Sale**

Saturday, 25 November 2023

56/5 Kerridge Street, Kingston, ACT 2604

**Bedrooms: 2**

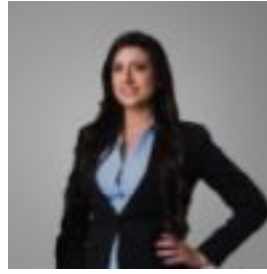
**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Phil Smith  
0451502105



Lauren Myles  
0262094020

## Auction Sun 17th Dec 1030am

A spacious two-bedroom apartment located on the ground floor with direct street frontage. Positioned in Kingston Foreshores' quiet Kerridge Street; sits this stunning 2-bedroom apartment providing something a little different to the typical apartment designs. Located in the stylish "Azure" apartment complex take advantage of the location, the lifestyle and the vibrance that comes with foreshore living. The apartment faces north and showcases a cleverly efficient floorplan that's designed to utilize every inch of space, this property is equipped with all the amenities for utmost comfort. Upon entry, residents are welcomed into a bright and airy open plan living space that features a modern kitchen with quality Miele appliances, an integrated fridge and stone bench tops. The kitchen flows seamlessly into the dining and living area. A floor to ceiling glass sliding door open to the covered balcony, offering a nice quiet spot to enjoy being outside. The bedrooms are each a unique sanctuary, both equipped with built-in robes. The master bedroom also enjoys a luxurious ensuite bathroom. The second bedroom is serviced by the main bathroom. A short stroll from a dazzling array of local cafes, restaurants, and shops. Lake Burley Griffin and the parliamentary triangle are close by. The apartment comes with parking for 2 cars and a storage cage. Features: • Two-bedrooms, both with built in robes • Split system air-conditioner in living room • Miele appliances in kitchen • Integrated fridge • European laundry • Shared rooftop entertainment with BBQ facilities • Bicycle racks • Parking for 2 cars with storage cage Essentials: • EER: 6 stars • Living size: 88m<sup>2</sup> • Rates: \$318.36 pq • Land tax: \$639.24 pq • Strata Company: LMM Solutions • Strata Levies: \$1330.79 pq • Age: Built 2014 • Rental Estimate: \$770 - \$800 per week