

**59/11 Kerridge Street, Kingston, ACT 2604**



**Unit For Sale**

Sunday, 10 December 2023

59/11 Kerridge Street, Kingston, ACT 2604

**Bedrooms: 2**

**Bathrooms: 2**

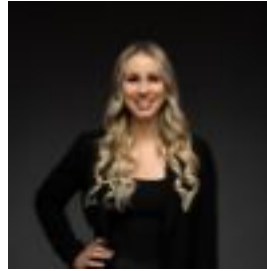
**Parkings: 2**

**Area: 106 m2**

**Type: Unit**



Tom Wiggins  
0468771763



Jaimy Butler  
0411957736

**\$879,000+**

What you see: Modern, convenient and northerly appointed. Positioned in one of Canberra's prime locales, your weekends will be filled with leisurely walks around Lake Burley Griffin, followed by brunch along the Kingston Foreshore. What we see: Lifestyle. See more: Situated in the most secluded location on the Kingston Foreshore North facing, open plan living and dining Gourmet kitchen featuring 40mm stone benchtop, induction cooktop, integrated refrigerator, Bosch pyrolytic oven, integrated dishwasher and ample storage Master bedroom includes built-in robe, ensuite and access to winter garden Guest suite includes built-in robe and two way access to bathroom Timber flooring and carpet throughout Quality window furnishings throughout Double-glazed windows and sliding doors Ducted heating and cooling HRV ventilation system Video intercom access NBN fibre to the unit Two secure allocated car parks and storage Amenities include indoor pool, landscaped rooftop terrace and rooftop vegetable garden Within a 3 minute walk to the Kingston Foreshore Within a 12 minute walk to Kingston Town Centre Within a 4 minute drive to Fyshwick Fresh Food Markets Within a 5 minute drive to Manuka Shopping Precinct Within a 12 minute drive to City CBD Living: 88m<sup>2</sup> Balcony: 14m<sup>2</sup> Winter Garden: 4m<sup>2</sup> Built: 2018 EER: 6.0 Rates: \$2,471 p.a Land tax: \$3,012 p.a Body corporate estimate: \$1,916 p.q Rental appraisal: \$730 - \$780 p.w Disclaimer: Please note the property will not be marked under offer and inspections will not cease until the exchange of contracts has taken place. The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.