

66/5 Kerridge Street, Kingston, ACT 2604

CARTER + CO

Unit For Sale

Saturday, 17 February 2024

66/5 Kerridge Street, Kingston, ACT 2604

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 93 m2

Type: Unit



Keeley Gillespie
0261763443



James Carter
0413974912

Offers Over \$799,000

The features you want to know: + Spacious 2-bedroom apartment + Master bedroom with ensuite + Open plan living and dining areas + Miele appliances + Integrated fridge and freezer + Natural light throughout + Covered balcony + Innova fittings + USB powerpoints + Reverse cycle air conditioning + LED accent lighting + European laundry + Full height tiling in bathrooms + Video intercom + Secure lift access + Roof top garden + 2 side by side basement car parks + Storage cage

Why you want to live here; Situated on the quiet side of the Kingston Foreshore, this two-bedroom apartment is sure to impress. Offering an unmatched lifestyle, your new home is positioned on the lake with restaurants, bars, and shops at your fingertips. If you're an investor, this property also attracts long term tenants, with major employment hubs nearby and an energetic lifestyle on the doorstep. This North facing apartment is spread over two expansive levels and is positioned in the 'Azure' complex. Adjacent to the vibrant Kingston Foreshore precinct, don't compromise on comfortable living or location. Featuring floor-to-ceiling windows, the lower level is sun-bathed in natural light and features a well-equipped and modern kitchen. The combined living and dining areas lead out onto the covered balcony, the perfect place for residents to enjoy the tranquillity of the setting. The upper level accommodates two sizeable bedrooms, both with built-in robes. The ensuite and main bathroom both showcase quality fittings and fixtures and floor-to-ceiling tiles. Located just a short walk to the vibrant cafes and restaurants of the boardwalk, this apartment offers an unrivalled lifestyle opportunity. Enjoy the walking trails and bike paths of the surrounding parkland and appreciate having Canberra's most fashionable dining and shopping hubs within such easy reach. Ready for occupation, don't miss your opportunity to embrace the Foreshore lifestyle!

Located just a short walk to the vibrant cafes and restaurants of the boardwalk, this apartment offers an unrivalled lifestyle opportunity. Enjoy the walking trails and bike paths of the surrounding parkland and appreciate having Canberra's most fashionable dining and shopping hubs within such easy reach. Ready for occupation, don't miss your opportunity to embrace the Foreshore lifestyle!

The stats you need to know; Block: 2 Section: 66 EER: 6 stars Internal Living: 85m² Total apartment: 93m² Rental Appraisal: \$700 - \$730 per week Rates: \$549 per quarter (approx.) Land Tax: \$689 per quarter (approx.) if rented Body Corporate: \$1,272 per quarter (approx.) Including singing fund