

# 102/45 Honeysett Vw, Kingston, ACT, 2604



## Apartment For Sale

Thursday, 22 August 2024

102/45 Honeysett Vw, Kingston, ACT, 2604

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



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## Sapphire Luxury Waterfront Apartment

This immaculate as new waterfront apartment within the luxury Sapphire precinct offers a relaxed lifestyle and sophisticated interiors with exquisite never to be built out panoramic views of the Kingston Foreshore.

The entire apartment is ultra-stylish including the kitchen which is custom designed with stone benchtops, designer joinery, quality finishes including a standout designer curved designer rangehood and quality Miele appliances. Adjoining the kitchen is a central dining and living area which benefits from the spectacular waterfront views.

The configuration of the apartment is unique, capturing light with both bedrooms overlooking the water through floor to ceiling windows. The master bedroom includes a generous walk-in wardrobe as well as a stylish luxe ensuite with twin vanities and free-standing bathtub. The living areas and bedroom two are serviced by a second bathroom with uniformed bathroom finishes matching the ensuite including designer joinery, architectural tapware and quality tiling.

The European laundry includes a washing machine and dryer, is cleverly designed and provides generous custom cabinetry also consistently used and built in around the apartment.

The apartment is also securely equipped with video surveillance, intercom, and private fob entry as well as a unique offering, the Sapphire building's own on-site Concierge service with Building Manager. There is also two EV charging stations within basement carpark and fibre to the premises.

Beautifully set in the exclusive Sapphire luxury development, the apartment is right on the very doorstep of the dynamic Kingston Foreshore and all the attractions it has to offer -from restaurants and bars to beautiful natural scenery across the lake. The apartment is also an easy walk to Old Kingston, Manuka Village and the Parliamentary Triangle and a short drive from the Canberra CBD and the Canberra Airport.

### Features:

- Stunning absolute waterfront views
- Spacious entertaining terrace overlooking the harbour
- Two bedrooms directly overlooking overlooking foreshore
- Two custom designer luxe bathrooms, with custom joinery, wall hung toilets, large walk in showers, architectural tapware, cavity mirrors, stone tops and quality tiling
- Designer kitchen with soft close cabinetry, curved overhead rangehood, stone bench tops, a full range of Miele appliances including 900mm induction cooktop, integrated fridge/ freezer, integrated dishwasher, oven + microwave
- Built-in TV and entertainment unit with stone top
- 2.7m ceilings
- Full height double glazed windows
- 100% wool carpet in bedrooms
- Engineered timber floors
- Remote electric blinds and sheers throughout
- European laundry with Fisher & Paykel washing machine and dryer
- Ducted reverse cycle air-conditioning
- Secure building with lift access
- Concierge Service/ Building Manager on site
- Two EV charging stations in basement garage
- 24 hour video surveillance
- Pet friendly
- FTTP
- Two secure car spaces plus private storage shed

### Figures:

Rates: \$670 pq (approx.)

Body Corp Fees: \$1299 pq (approx.)

Living: 88m<sup>2</sup>

Balcony: 15m<sup>2</sup>