

**11/1 Kerridge St, Kingston, ACT, 2604**



**Apartment For Sale**

Thursday, 1 August 2024

11/1 Kerridge St, Kingston, ACT, 2604

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Welcome to the Foreshore

Located in the heart of Kingston Foreshore is this beautifully presented 1 bedroom apartment offering easy access to the cafe-life, yet removed enough to offer a quiet retreat.

Inside, you will find a spacious living area with direct access to the balcony. In the kitchen, you will find plenty of bench space and ample storage, along with stainless steel appliances. The generous-sized bedroom offers a built-in robe and access to a second balcony, the perfect place to relax and unwind. The bathroom is modern in style.

Additional comfort includes a European laundry, reverse cycle air conditioning, and a secure parking space with a storage cage.

The apartment is a stone's throw from Jerrabomberra Wetlands, Lake Burley Griffin and the vibrant Kingston Foreshore with plenty of cafes, pubs and restaurants. A short drive, bus, ride or walk and you are at the Parliamentary Triangle, government offices and schools

### Features:

Currently tenanted for \$570 per week until April 2025

Spacious living area

Access to two separate balconies through the living room and bedroom

Stainless steel appliances

Dishwasher

Integrated fridge

Ample storage

Built-in robe in bedroom

Reverse cycle air conditioning

European laundry

Washing machine/dryer

Secure lift access

Secure parking space

Storage cage

Plenty of guest parking

Close to the Airport, restaurants & bars

Close to shops

Close to public transport

### Stats:

Living: 58m<sup>2</sup>

Year Built: 2017

EER: 6.0

B/C: \$924.45p/q

Rates: \$2,030p/a

Land Tax: \$2,491p/a

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.