

111/17 The Causeway, Kingston, ACT, 2604



Apartment For Sale

Sunday, 8 September 2024

111/17 The Causeway, Kingston, ACT, 2604

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment

Unique, Stylish North-Facing Apartment in Kingsborough

With every property we sell and manage at Kingsborough, we're reminded again and again of the detail the builders, designers and architects put into its creation. The Village square is offering the perfect balance between being convenient without being noisy, the 25m, heated, magnesium filtered lap pool and gym is open, the trees are back in bloom, and all this just a few minutes walk from the Kingston Foreshore.

111/17 The Causeway, now for sale for the first time in the very tightly held North Facing section of The Powerhouse building offers a custom interior designed to allow maximum utility from the interior. An oversized master bedroom, large well equipped kitchen, second 'bedroom' offering options to use as you see fit, Winter-garden for year-round light and warmth, and all the other necessities you need set behind double-glazed windows, slab concrete walls, ceilings and floor for an incredibly high EER.

The Kitchen - sitting back from the main living room, boasting plenty of storage below and above the weathered-timber look benchtop, a large fridge space, new appliances and induction cook top makes entertaining a delight.

The Bedrooms - the main bedroom offers exceptional space and storage, set privately to the front of the home. Easily accommodating a King sized bed, side tables, and additional furniture and set under the high ceiling, the raw-concrete walls soften when furniture is added to be a remarkable backdrop. The second 'bedroom' offers everything you would expect - size, natural light, ventilation, room for BIR to be added - but is designed to offer its self as a fantastic home office, media room, knitting/sewing/whiskey lounge, while be bathed in natural North Facing light.

The Winter Garden - with only a dozen properties at Kingsborough offering these at this size, the space is perfectly positioned to capture the northern light, offer clear views and be useable all year round. During the cold, wet and windy Canberra days, you can enjoy it letting the light in, and during Summer it offers amazing views through full height and openable windows.

The Bathroom - double spaced shower, floor-to-ceiling tiles, cabinetry and plenty of space to add in more if the new resident wants it! Simple, effective and more than equaling the competition.

Come through for a look today!

Property Features;

81sqm 6 Star EER (but achieved the equivalent of 8 Star on the points) 2 Bedrooms, 1 Bathroom, 1 Car park and Storage Cage Previously renting for \$680/week Rates - \$1,042/quarter (last assessment) Strata - \$1,316/quarter (last assessment)

Disclaimer - The selling agent has a stake in the ownership of this property and is happy to discuss further should the buyer wish.