

2/7 Leichhardt Street, Kingston, ACT 2604



Apartment For Sale

Saturday, 29 June 2024

2/7 Leichhardt Street, Kingston, ACT 2604

Bedrooms: 3

Bathrooms: 2

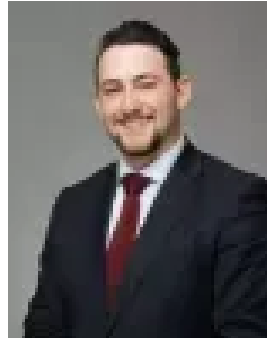
Parkings: 2

Area: 179 m2

Type: Apartment



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Auction 20/07/2024

Offering the ultimate tranquil lifestyle in the very heart of old Kingston on the door step of numerous cafes and restaurants. Breathtakingly elegant and exquisitely crafted, this classy ground floor apartment in an MBA-award-winning complex of only 11 apartments boasts house-size proportions, offering an unprecedented opportunity for discerning purchasers who seek a truly distinctive, contemporary signature property. Premium quality and unrivalled sophistication from every angle, this exceptional home is meticulously crafted and decorated with luxury fine features evident throughout the entire residence. With 179sqm of internal and 33.4sqm of external living plus a two-car secure garage and extensive storage, it's a novel find for those seeking luxe surroundings with interior and exterior spaces that trump typical apartment offerings. Beautifully appointed over one expansive level and graced with soaring 3m ceilings and wide hallways and doorways, it features finishes of the highest calibre including European oak herringbone parquet floors, coffered ceilings, custom panelled cabinetry, classic architraves and skirtings, and full-length double glazed glass doors. A stunning formal entry sets the scene for what's to come. A gallery-worthy hall takes you to a beautifully proportioned open-plan living and dining space. The superbly appointed adjacent kitchen makes its own stylish statement with panelled joinery, marble benchtops, specialised Wolf free-standing dual-fuel oven and cooktop, integrated dishwasher, upholstered banquette, and a walk-in butler's pantry. The home's oversize private bedrooms not only have panache but are a masterclass in organisational design. The master suite has a grand entry with a custom walk-in wardrobe while the well-appointed ensuite uniformed with marble features has an enormous vanity with dual sinks, separate bathtub and large shower. There are two king-size additional bedrooms, plus an office nook. In addition to all these exceptional qualities, another top shelf item is its access to the complex's segregated private wine storage and tasting room with temperature-controlled wine fridges provided to this apartment. The property is tucked away in a discrete blue-ribbon address, walking distance to the shopping precincts of Manuka and Kingston, the Kingston foreshore and Lake Burley Griffin and the Galleries and National Icons of the Parliamentary Triangle.

FEATURES

- Offering the ultimate tranquil lifestyle yet positioned in the heart of old Kingston.
- Ground-floor single-level elegant, contemporary luxury apartment, one of only 11.
- Set in a sought after award-winning three-storey contemporary copper cladding art deco-style complex built in 2018
- 3 metre ceilings, wide hallways and doorways with easy access to outdoor areas for anyone with special mobility needs
- Stunning European Oak Herringbone parquet flooring
- Luxury designer kitchen with stainless steel Wolf free-standing dual fuel oven and cooktop, Qasair rangehood (ducted outside) Miele integrated dishwasher + an upholstered banquette eating area and walk in butler's pantry
- High end premium finishes, perfect classic neutral colour scheme and backdrop for furnishings, including bespoke elegant pendant and recessed lighting + chrome and porcelain lever tapware
- Open-plan dining and living with feature gas fireplace and sliding door access to covered terrace with divine formal gardens and multiple spaces for relaxation and entertainment
- Generous master bedroom with custom walk-in wardrobe, and opulent ensuite featuring floor-to-ceiling tiles, marble vanity, dual sinks and separate bathtub
- Luxurious main bathroom with walk-in shower and toilet + separate powder room also with marble features
- Two additional oversized elegant bedrooms, each with a full wall of built-in wardrobes
- Large internal laundry room with marble countertops
- Separately zoned ducted Daikin air conditioning and heating plus Legend DV36 gas fireplace in the living room
- Rinnai Infinity continuous flow hot water system
- EER rating of 6 with double-glazed premium Schuco windows with two open modes and full-height sliding doors
- Excellent security with security fob to building, deadlock front door, keyed sliding doors, intercom system and security gates to pedestrian access points including security keyed private back gate to laneway from terrace
- Easy access and use of the buildings private wine storage and tasting room with dedicated wine storage unit + kitchen facilities
- Secure basement access to lock-up two-car garage with separate storage
- Active executive committee to oversee building maintenance and service

Living Area: 179m²*External Area: 33.42*Garage: 39m²*Strata: \$2,377.49 p/q*Rates: \$663.15 p/q**All figures approx.