

**330/15 Jardine Street, Kingston, ACT, 2604**



**Apartment For Sale**

Thursday, 3 October 2024

330/15 Jardine Street, Kingston, ACT, 2604

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**

## Easy living within walking distance to all amenities

Nestled within the highly desirable 'Somerset' complex and just steps away from the lively Kingston Square, 330/15 Jardine Street presents a prime opportunity to embrace the vibrant lifestyle of Old Kingston.

Positioned on the third floor, this immaculately maintained 2-storey, 3-bedroom apartment boasts multiple spacious living areas, perfect for both relaxation and entertaining. Upon entry, you're greeted by a generous, sun-drenched lounge that flows effortlessly into the well-equipped U-shaped kitchen and versatile living/dining area. The kitchen offers a convenient breakfast bar, electric cooktop, new Bosch electric oven and ample storage. While the living/dining area opens onto a large balcony, providing a tranquil view of the tree-lined Jardine Street.

Upstairs, you'll discover three well-appointed bedrooms. The double sized main bedroom features a private balcony with street views, along with built-in robes and a luxurious ensuite that includes a spa bath. The two additional bedrooms, also complete with built-in robes, overlook the serene internal courtyard. The second bathroom, also with a spa bath, and a European laundry which add to the apartment's convenience.

Additional features include under-stair storage, two secure car spaces, storage shed in the basement, and access to an outdoor swimming pool, fully equipped gym, and beautifully landscaped courtyard gardens.

Centrally located, 330/15 Jardine Street offers easy access to all that Kingston has to offer. Within walking distance to Kingston Square which includes Supabarn and some of Canberra's best cafes & restaurants, Telopea Park, Kingston Foreshore and Lake Burley Griffin. Getting around is a breeze, with a 2-minute walk to the rapid buses that have direct routes to the city, Parliamentary Triangle & Woden.

### Key Features:

- Split system heating & cooling on both floors, including zone control upstairs
- Three spacious bedrooms with built-in robes
- Two balconies overlooking Jardine Street
- Two bedrooms overlooking serene internal courtyard
- Multiple light-filled living areas with ample space for entertaining
- European laundry
- Built-in entertainment unit in the lounge
- Additional storage under-stairs
- Two secure basement car parks with extra storage
- Access to an outdoor swimming pool and fully equipped gym
- Beautifully landscaped courtyard gardens
- Walking distance to Kingston shopping precinct and local amenities

Embrace the perfect blend of comfort and convenience at 330/15 Jardine Street, Old Kingston

EER: 2.5 Stars

Rates: \$802pq approx.

Strata: \$1530pq approx.

Internal Area: 120sqm approx.

Balcony Area: 14sqm approx.

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