

**4/1 Kerridge Street, Kingston, ACT, 2604**



**Apartment For Sale**

Thursday, 22 August 2024

4/1 Kerridge Street, Kingston, ACT, 2604

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Ground floor loft style living with unmatched water views of the Foreshore.

### What you see:

An elevated lifestyle with sophisticated modern interiors, a split level design and an unbeatable waterfront location.

### What we see:

Epitome of Foreshore living - Wake up to water views followed by morning lake walks and brunch at any one of the popular cafes on your doorstep.

### See more:

Located in the Atelier complex

Ground floor unit with street access

Split level loft style design

Water views over the Kingstone Foreshore

Floor to ceiling double glazed windows & sliding door

Sundrenched private terrace

Ducted reverse cycle air conditioning

Modern kitchen with stainless steel Bosch appliances, electric cooktop & stone benches

Bathroom with floor to ceiling tiles, mirrored shaving cabinet and European laundry

Large full length built in robe in bedroom

Secure basement parking with direct garage access

Storage cage

Walking distance to popular restaurants and cafes on the foreshore

Walking distance to Lake Burley Griffin

10 minute walk to Old Kingston

5 minute drive to Manuka

7 minute drive to the CBD

Living: 66m<sup>2</sup>

Terrace: 11m<sup>2</sup>

Total: 77m<sup>2</sup>

EER: 5.5

Built: 2017

Strata: \$993 per quarter

Rates: \$626 per quarter

Land Tax: \$718 per quarter (only applicable if rented)

Rental Income Estimate: \$600 per week

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