

# UG05/17 The Causeway, Kingston, ACT 2604

ARCHER

## Sold Apartment

Monday, 14 August 2023

UG05/17 The Causeway, Kingston, ACT 2604

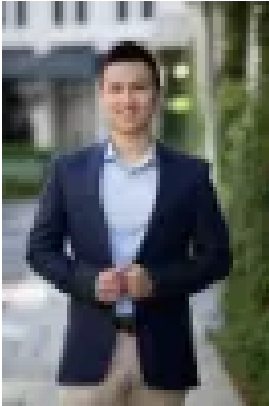
Bedrooms: 1

Bathrooms: 1

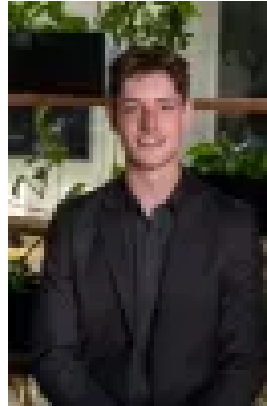
Parkings: 1

Area: 56 m2

Type: Apartment



Alex Wang  
0262625232



Benjamin Bailey  
0262625232

## Contact agent

Welcome to "Kingsborough" - an iconic residential building perfectly positioned in the well-sought inner south, close to both the Foreshore and old Kingston. This Upper ground floor apartment overlooks a tranquil internal garden, offering a peaceful retreat from the hustle and bustle of city life. Boasting a spacious open-plan living and dining area, this apartment is flooded with natural light. The generously sized balcony provides the perfect setting to enjoy your morning coffee or evening drink. The kitchen is well-appointed with stonework tops, stainless steel appliances and plenty of storage space. The bedroom is cleverly separated from the living area with a bi-foldable sliding door and comes with a built-in wardrobe. The two-way entrance bathroom offers added convenience. Enjoy the heart of the development with the Village Square overlooking, featuring a variety of small shops and food outlets, a children's play area, community garden, and exclusive indoor/outdoor lap pool and gym/sauna available for members. Currently vacant and ready for the next owner to move-in directly, this property is a rare opportunity for downsizers, first home buyers, and investors. Don't miss out on this prime location and lifestyle - contact us today for more information and to schedule a viewing.

Features:

- High Ceiling
- Double glazing windows and sliding doors
- Overlooking tranquil internal garden
- Open plan living and dining area
- Stainless Steel Appliance
- Stone benchtop
- Built-in wardrobes
- R/C Air conditioner in living area
- Two way ensuite style bathroom
- Laundry with washer/dryer combo
- Underground secure carpark with storage

Particulars (all approx.)

Year Built: 2020  
Strata: \$831/quarter (including sinking)  
Rates: \$422/quarter  
Rental Estimate: \$500~550/week  
EER: 6.0

**DISCLAIMER** We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including without limitation, any income, rentals, dimensions, areas, zoning and permits. Any figures and information contained in this advertisement are approximate and a guide only and should not be relied upon for financial purposes or taken as advice of any nature. Individuals, Self-Managed Super Funds, companies, anyone or entity, should make their own inquiries and seek their own advice and rely only upon those inquiries and advice. Archer does not guarantee the accuracy of the information above and are not financial advisers or accountants and do not provide any of the above information as advice of any nature.