

**309/1 The Causeway, Kingston, ACT, 2604**



**House For Sale**

Thursday, 1 August 2024

309/1 The Causeway, Kingston, ACT, 2604

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Maree Van Arkel  
0419624766

## Beautiful apartment in sought after development

This superbly finished two bedroom apartment is located in the highly sought after Kingsborough precinct, providing a perfect easy care lifestyle.

Beautifully presented and in immaculate condition, the home features spacious bedrooms, the master has an ensuite, there is heating and cooling throughout plus the kitchen has quality appliances and great storage. There is also a versatile winter garden off the living area.

The Kingsborough precinct is an architecturally unique community unlike anything else in Canberra. The Woolstore building is clad in reclaimed red brick from a decommissioned Melbourne warehouse. Attractions include a members' gym and heated lap pool, Eighty/Twenty cafe, Kingston Foreshore Cycles, and Tumut River Brewing Company. Next to Canberra Railway Station, close to Kingston Foreshore, Norgrove Park and Jerrabomberra Wetlands. Easy walk to Kingston shops and Supabarn.

- 83sqm of living
- EER 7.6
- ILVE dishwasher, oven and induction hob (all built in)
- Kitchen island/bench (stainless steel with bamboo worktop)
- Split system reverse cycle (Mitsubishi)
- Instant hot water system
- European laundry
- Energy efficient honeycomb blinds throughout
- Blackout blinds in bedrooms
- Large built in wardrobes in both bedrooms
- Sunny winter garden/study room
- Designated secure car space in basement carpark
- Storage cage adjacent to car space