

UG15/17 The Causeway, Kingston, ACT 2604

Sold Unit

Monday, 14 August 2023



UG15/17 The Causeway, Kingston, ACT 2604

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 49 m2

Type: Unit



Ben Wilson

0420375976

\$485,000

You will love the sunrises in this apartment situated within the desirable Kingsborough development in Kingston. Looking out onto a beautiful native tree canopy the position in the complex is near perfect as you have the benefits of a growing village community on your doorstep, unrivalled amenities on hand complete with a serene outlook from your home. Kasperek Architect designed, the home has a contemporary, industrial feel, which is consistent throughout the development. You will be the envy of your friends as they will appreciate how the design elements at Kingsborough are more akin to Melbourne, Sydney or even New York. Internally you have electric Smeg appliances, timber cabinetry & glass splash backs in the kitchen, designer lighting throughout and a floorplan that utilises every part of the home. Be it your first property purchase as a live in owner or investor there is no denying the appeal of UG15/17 The Causeway. Life at Kingsborough Village is unique and exciting, a private members gym & pool, multiple coffee bars, a vet and yoga studio are just a flavour of what is on offer to residents of this community. The appeal is widespread as being positioned a short walk from the Kingston Foreshore and Old Kingston you can literally have the best of both. Those looking for a tidy investment will like the high yields on offer as a short term rental with nightly rates commanding \$150+ with higher than average occupancy rates. Demand for longer term rentals strong in Kingston so securing a long term tenant no problem either. The Perks: • 1 Bedroom | 1 bathroom | 1 car park • East facing aspect with desirable outlook • Designed by Kasperek Architects • Open plan living with beautiful indoor-outdoor connection to balcony • Striking kitchen with chic cabinetry, glass splash back and Smeg appliances. • Internal European laundry with dryer included • Ducted reverse cycle air-conditioning • NBN connectivity with fibre to the building • Secured single carpark • Lift access to apartment level with security intercom for guests • Pet friendly complex The Numbers: • Home size: 49m² • Balcony: 7m² • Strata: \$1,310.60 p.q approx. • Rates: \$1,950 p.a approx. • Rental Estimate: \$500 - \$520 per week (long term) \$150+ per night (short term) • Build: 2020 • EER: 6 Stars Explaining the private treaty process: • To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.