

**11/11 Kerridge Street, Kingston, ACT, 2604**



**Apartment For Sale**

Wednesday, 11 December 2024

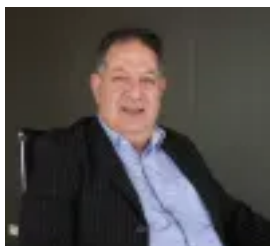
11/11 Kerridge Street, Kingston, ACT, 2604

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Bill Lyrstakis  
0418626593

## Superb 85m2, 2 Bedroom Ground Floor Apartment with Direct Lake Access

### OPEN HOME ACCESS VIA HONEYSETT VIEW

Enjoy living on Kingston's sought-after foreshore with boutique restaurants, eateries & nightspots just moments away. This North facing ground floor apartment in the Northshore complex is real cosmopolitan living and a short walk to all the foreshore has to offer. Surrounded by great bars, cafes and the tranquility of the lake at your doorstep.

Stepping off the street you are greeted by a lake facing courtyard with large sliding doors and an open plan living space. The room features light wooden floor boards and 3.1m high ceilings. Off to the side is a well appointed kitchen with high quality appliances and a fully integrated fridge and freezer. The stone island holds a breakfast bar, great for entertaining and offers substantial storage space.

Through to the left of the hallway is the internal second bedroom/study with a substantial closet and floor to ceiling windows allowing sunlight to fill the room. Further along is a well-maintained guest bathroom and European laundry. At the end of the hallway is the master bedroom with an ensuite and internal courtyard. Crimsafe flyscreen doors have been installed in both internal and lakeside entrances to allow crossflow ventilation and provide an extra layer of security.

The complex features an indoor swimming pool which can be accessed internally and communal rooftop garden with BBQ's.

#### Features:

- 85m2 internal
- 2 bedroom, 2 bathroom, 2 underground car spaces
- Sky garden BBQ area
- Open plan living
- Kitchen island with built in fridge, freezer, high quality appliances
- Internal second bedroom/study
- 3.1m high ceilings
- Ducted reverse cycle heating & cooling
- Crimsafe flyscreens to both entrances
- Electronic parcel drop off system
- Short drive to Manuka Shops, Kingston Shops and Canberra City
- Dishwasher
- Dryer
- Intercom access
- 2 car spaces
- Storage cage
- Ground floor access to pool

Rates: \$619 per quarter (approx)

Strata: \$1800 per quarter (approx)

Land Tax (if rented): \$850 per quarter (approx)