

**114/11 Trevillian Quay, Kingston, ACT, 2604**



**Apartment For Sale**

Thursday, 28 November 2024

114/11 Trevillian Quay, Kingston, ACT, 2604

**Bedrooms: 1**

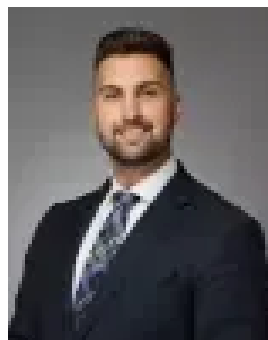
**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Alexandra Ahkey  
0262970005



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## Lakefront Living in Style

**\*\* Please contact agent for private appointment\*\***

Discover the perfect balance of modern elegance and vibrant lakeside living in this beautifully designed apartment. Nestled within the sought-after Lakefront development, it offers an enviable lifestyle with access to premier amenities and the bustling Kingston Foreshore just a short stroll away.

This light-filled residence boasts high ceilings and expansive double-glazed windows, perfectly framing serene lake views. The open-plan living area flows seamlessly onto a covered, tiled balcony, creating an inviting space to relax or entertain. The contemporary kitchen is a standout feature, equipped with premium Miele appliances, a waterfall stone island bench and ample storage, including a double-door pantry.

The bedroom is a peaceful retreat, complete with a built-in wardrobe and direct balcony access. Thoughtfully designed for comfort and convenience, the apartment includes ducted Daikin heating and cooling, a modern bathroom, additional storage options, and a Fisher & Paykel washer and dryer.

Beyond the apartment, the Lakefront complex provides exceptional facilities, including a heated infinity pool overlooking the lake, a fully equipped gymnasium, and secure underground parking with a storage shed. With its northerly aspect and proximity to cafes, restaurants, and nature, this home offers a lifestyle of unmatched sophistication and ease.

Experience lakeside luxury and schedule your viewing today.

- One-bedroom apartment with built-in wardrobe
- Open-plan living with high ceilings and natural light
- Covered balcony with northerly lake views
- Modern kitchen with Miele appliances and waterfall stone benchtop
- Double-glazed windows for comfort and energy efficiency
- Ducted Daikin heating and cooling system
- Heated infinity pool and equipped gymnasium in the complex (currently under construction)
- Secure underground parking with a storage shed
- Fisher & Paykel washer and dryer included
- Convenient location near Kingston Foreshore cafes and restaurants

Complex: Lakefront

Level: 3 (lift access from basement)

Living: 62m<sup>2</sup>

Balcony: 8m<sup>2</sup>

Total living 70m<sup>2</sup>

Carpark: 16m<sup>2</sup>

Strata levies: \$1,515 p.q (approx.)

Strata Managing Agent: Grady's Strata

Rates: \$598 p.q (approx.)

Land Tax: (investors only) \$780 p.q (approx.)

Rent potential: \$600-620 p.w

Built By: Milin Builders

Built: 2012

EER: 5

Access via the complex entry is currently closed. Agent will meet you at the front of the complex to escort you to the apartment.