

406/55 The Causeway, Kingston, ACT, 2604

Apartment For Sale

Friday, 25 October 2024

406/55 The Causeway, Kingston, ACT, 2604

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



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Expansive 2 bedroom plus separate study apartment with uninterrupted water & wetland views

Nestled on the 4th floor of the prestigious, award-winning boutique 'Peninsula' complex, this luxurious apartment offers an unparalleled blend of tranquility, space, and modern convenience. With breathtaking, uninterrupted views over the serene wetlands reserve, Jerrabomberra Creek, and the surrounding rural landscape, this home provides a peaceful sanctuary while still keeping you connected to the vibrant lifestyle of Kingston Foreshore, just a short stroll away.

Designed for discerning downsizers or professionals seeking a low-maintenance yet spacious residence, this apartment offers flexible settlement options, allowing buyers ample time to sell their current home.

Boasting a total of nearly 110m² of open-plan living, the lounge, dining, and kitchen areas, along with the master bedroom, all open onto a large, covered balcony, perfect for soaking in the northeast-facing views. Watch grazing kangaroos and a variety of birdlife from the comfort of your own home, with no buildings to obstruct your stunning outlook either now or in the future!

Both bedrooms are generously sized, featuring built-in robes and designed to comfortably accommodate queen or king-sized beds. The bedrooms are thoughtfully separated by two elegant, contemporary bathrooms, ensuring privacy and comfort. A separate study, located near the entrance, provides the ideal workspace for those working from home, complete with a built-in desk and custom shelving.

The kitchen is a chef's dream, featuring sleek polyurethane cabinetry, a stone waterfall benchtop, high-end AEG appliances, including a 900mm induction cooktop, pyrolytic oven, microwave, and an expansive walk-in pantry. A dedicated bread cupboard is an added bonus for culinary enthusiasts.

This apartment is packed with practical features, perfect for downsizers who still need plenty of storage. Double-glazed windows and sliding doors, ducted reverse-cycle air conditioning, and a 6-star energy rating ensure year-round comfort while keeping energy costs down. No other buildings are visible from the internal living areas thus occupants can enjoy privacy, wonderful light, winter warmth and summer cool and rarely found spacious living areas. With just 61 apartments & mostly live-in owners that occupy it, these owners have developed a special community spirit for which Peninsula has become well known with monthly social events.

Safety and convenience are paramount, with secure lift access, double car parking, a large lock-up storage area, and comprehensive CCTV coverage. Whether you're enjoying the serene natural views or heading out to nearby cafes, restaurants, and bars, this apartment promises the perfect balance of relaxation and urban living. Seize this rare opportunity to secure a slice of luxury in one of Canberra's most sought-after locations.

The 'Peninsula' development features two communal spaces with BBQ facilities, including an impressive rooftop oasis. This beautifully landscaped area is perfect for entertaining large gatherings, where you can enjoy breathtaking sunsets over the lake, as the water reflects vibrant hues of orange and pink. It's also an ideal spot to witness stunning fireworks displays and watch hot-air balloons gracefully rise with the morning sun.

Features:

The 'Peninsula', when completed in 2017 was awarded two major building awards: Master Builder's Award and HIA Building Award for best Best Apartment Building Four Storeys and Above
Cannot be locked out of apartment as special approved apartment digital front entry lock
Ducted reverse-cycle air conditioning throughout
Double glazed windows and doors
Large 380m² common terrace on Level 5 with BBQ, heating, sink and sweeping 360 degree views across Lake Burley Griffin, Jerrabomberra Creek and Wetlands
Private cool summer common terrace on Level 2 with heating and BBQ

Front main entry video intercom for facial recognition owner access and 2-way intercom access for guests

Open plan design

Carpeted Throughout

High end appliances

Essentials:

EER: 6

Living size: 97m²

Balcony size: 12m²

Rates: \$2,247 p.a. (approx.)

Land tax: \$2,951 p.a. (approx.)

Strata levies: \$7,985 p.a. (approx.)