

# 90/11 Trevillian Quay, Kingston, ACT, 2604

**independent**  
PROPERTY GROUP

## Apartment For Sale

Friday, 13 December 2024

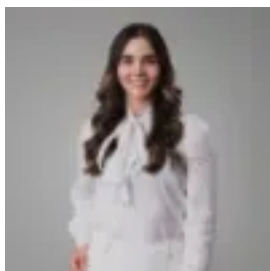
90/11 Trevillian Quay, Kingston, ACT, 2604

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Lucy Cameron  
0438757057

## Uninterrupted lake views with an expansive 68m<sup>2</sup> balcony

Nestled in Canberra's most prestigious lakeside location, this stunning three-bedroom apartment commands a premier position within the sought-after Lakefront complex. Boasting a desirable northerly aspect and high ceilings, the residence offers breathtaking views of the lake and the iconic Black Mountain.

Recently refreshed with new plush carpets throughout, and modern LED downlights, the apartment exudes warmth and sophistication. The freshly painted interiors create a crisp, inviting ambiance, making it easy to move in and start enjoying the luxurious lifestyle on offer.

The heart of the home is the beautifully upgraded kitchen. Designed for both style and function, it features high-end appliances and ample space for culinary creativity. Whether hosting a dinner party or preparing a quiet meal, this kitchen will inspire you.

Step outside to the expansive 68m<sup>2</sup> balcony, an entertainer's dream. This private space is perfect for an outdoor lounge, dining area, and BBQ setup, complete with a gas connection. Imagine basking in the tranquility of lake views, surrounded by lush greenery and the gentle sounds of nature.

Living here means more than just a home's a lifestyle. Just minutes from the Parliamentary Zone, Kingston, Manuka, and the city center, this exceptional apartment offers easy access to key employment hubs, a variety of retail options, and vibrant entertainment venues. Start your day with a leisurely walk or bike ride along the lake's foreshore, enjoy boating on the water, or relax with a coffee or meal at one of the many nearby cafés and restaurants.

### Features:

- \* Flooded with natural light
- \* Three spacious bedrooms with built ins, master with an ensuite and balcony with water views
- \* Miele kitchen appliances with 900mm oven and 900mm gas cooktop, and microwave; quality double sink, stone bench, dishwasher and fridge
- \* Two bathrooms with marble tiles, large walk-in shower and with double vanity
- \* Massive storage shed
- \* European style laundry with dryer and laundry tub
- \* Ducted reverse cycle heating and cooling
- \* Double car space (side-by-side) with oversized storage shed
- \* Security building with video intercom, direct lift access from the carpark
- \* Heated infinity edge pool and well-equipped gym
- \* Storage for kayak and bicycle
- \* Onsite building manager 5 days per week, NBN connected building
- \* Stroll to Kingston Foreshore cafes, restaurants and bars, boating, walking and cycling paths
- \* Short stroll to Parliamentary zone, National Art Gallery, Portrait Gallery, National Library

### Essentials (Approx.)

EER: 4

Living size: 122m<sup>2</sup>

Balcony size: 68m<sup>2</sup>

Rates: \$1,409 p.a

Land Tax: \$1,627 p.a

Strata Levies: \$1,738 p.q