

8/5 Kerridge Street, Kingston, ACT, 2604



Unit For Sale

Tuesday, 5 November 2024

8/5 Kerridge Street, Kingston, ACT, 2604

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Tom Wiggins

A Prime Corner Location, Offering Privacy And Convenience.

What you see:

A ground-floor residence positioned in one of Canberra's prime locales, your weekends will be filled with leisurely walks around the lake, followed by brunch along the Kingston Foreshore.

What we see:

Entry into a lifestyle not just a suburb, and all of the benefits that come with it.

See more:

Situated in the boutique Azure complex

Positioned on the corner with one adjoining neighbour

Gourmet kitchen featuring Miele electric cooktop, oven and dishwasher

Bedroom includes large built-in robe and courtyard access

Bathroom features floor-to-ceiling tiles and wall-mounted vanity

Double-glazed windows and sliding doors

High ceiling and additional window in the living area

Quality window furnishing throughout

Reverse-cycle heating and cooling

Video intercom access

One secure allocated car park and storage cage

Built by Construction Control

Rooftop amenities include outdoor BBQ and entertaining area

Within a 3 minute walk to Kingston Foreshore

Within a 10 minute walk to Kingston Shops, Cafes and Dining Precinct

Within a 4 minute drive to Fyshwick Fresh Food Markets

Within a 5 minute drive to Manuka Shopping Precinct

Within a 10 minute drive to City CBD

Within a 12 minute drive to Braddon Dining Precinct

Total house size: 56m²

Living: 50m²

Courtyard: 6m²

Built: 2016

EER: 5.0

Rates: \$1,871 p.a

Land tax: \$2,373 p.a

Body corporate: \$3,206 p.a

Rental appraisal: \$530 - \$630 p.w

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