



Kingston, 34/11 Kerridge Street

Northshore Luxury at the Foreshore - 1 Bed plus Multi-Purpose Room

Nestled in the prestigious 'Northshore' development, just steps from Lake Burley Griffin and its scenic wetlands, this 1-bedroom plus Multi-Purpose Room apartment offers excellent value for Owner Occupiers and Investors alike.

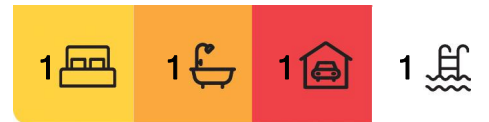
This architecturally designed complex offers exceptional amenities, including an indoor heated pool and an enormous rooftop terrace for entertaining friends whilst enjoying the views.

Inside, the kitchen features high-quality Bosch appliances, an induction cooktop, oven and dishwasher. The living and dining area, with engineered timber flooring, extends directly onto a spacious balcony.

The bedroom offers balcony access with a built in robe and the apartment features 2.5m



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
\$499,900+

View
ljhooker.com.au/2C40FHK

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EER ★★★★★

LJ Hooker Canberra City
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ceiling heights throughout. The Multi-Purpose Room could be a Study, or a part-time second bedroom.

Features:

- *Ducted reverse cycle air conditioning
- *Fresh air (HRV) ventilation system with health and condensation benefits
- *Secure underground parking with storage cage
- *Lift access with intercom security
- *Euro-style laundry with wall-mounted dryer
- *NBN connected
- *Quiet, low-traffic location on the foreshore
- *15-meter indoor heated pool

With the lakefront as your front door and the heart of Old Kingston a few minutes walk away, this apartment is more than just a property, it's a chance to embrace the lifestyle you've always desired.

Don't miss the opportunity to begin your next chapter here...

Facts and Figures

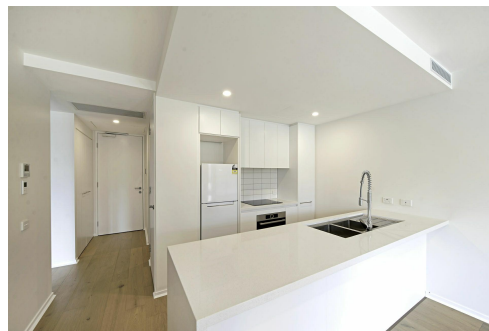
- Year Built: 2016
- Approx. Living Size: 64 sqm plus 9 sqm Balcony
- Approx. Council Rates: \$512 per quarter
- Approx. Strata Levies: \$1,061 per quarter
- Approx. Sinking Admin Fund: \$170 per quarter
- EER: 6 stars

More About this Property

Property ID	2C40FHK
Property Type	Apartment
EER	6
Including	Study Air Conditioning Intercom Pool Balcony Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Remote Garage

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