



36/11 Kerridge Street, Kingston

Luxury Living in the Heart of Kingston Foreshore

If you've been searching for a home that blends sophistication with lifestyle, welcome to Northshore - where modern design meets resort-style living in one of Canberra's most coveted waterfront precincts.

Perfectly positioned in the buzzing Kingston Foreshore, this stunning two-bedroom, two-bathroom apartment is ideal for executive couples, downsizers, or savvy investors seeking both elegance and convenience.

Step inside and you'll be greeted by a thoughtfully designed floorplan, where every detail has been crafted to maximise space, comfort, and natural light. The sleek open-plan kitchen boasts stone benchtops, premium Bosch appliances, and an integrated fridge - setting the stage for effortless entertaining. Flowing seamlessly into the dining and lounge, the space is anchored by floor-to-ceiling double-glazed windows that invite sunlight throughout the day while framing peaceful park views.

From here, sliding doors open onto your private oversized balcony - a tranquil retreat perfect for morning coffees, after-work drinks, or summer dinners with friends.

2 2 2

FOR SALE
\$680,000+

VIEW
Sat 11th Oct @ 11:30AM - 12:00PM

AGENTS
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Apartment Highlights:

- Expansive master suite with walk-in robe, ensuite, and direct balcony access
- Generously sized second bedroom with built-in robe
- Elegant main bathroom with premium finishes
- European laundry for convenience and functionality

Beyond your front door, Northshore offers residents a lifestyle of leisure. Two beautifully landscaped rooftop terraces provide sweeping views over the wetlands and are the perfect backdrop for hosting friends and family. Meanwhile, the 15-metre heated lap pool offers a serene escape, whether for a morning swim or an evening wind-down.

Peace of Mind & Modern Comforts:

- HRV ventilation system for year-round comfort
- Double-glazed windows and acoustic insulation for quiet living
- High-speed NBN fibre connectivity
- Audio-visual intercom and CCTV for added security
- Secure basement parking plus lock-up storage

Positioned with the lake at your doorstep and just moments from award-winning cafes, fine dining, boutique shopping, and excellent public transport, this apartment delivers unmatched convenience.

Key Features at a Glance:

- Two bedrooms | Two bathrooms | Two secure car space with storage
- " Designer kitchen with Bosch appliances and stone benchtops
- " Large 20m² balcony with dual access from living and bedrooms
- European laundry
- Rooftop terraces and 15m heated lap pool
- Secure building with AV intercom, CCTV, and HRV system
- Superior acoustic insulation and high-speed NBN fibre

Figure Summary (All Approx.)

- Body corporate: \$1,460 p.q
- Rates: \$580 p.q
- Built in 2018
- EER 6 Stars

MORE DETAILS

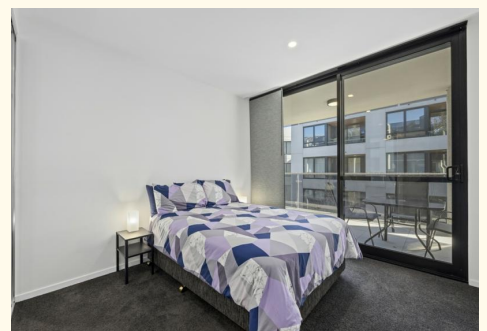
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Property Type	Apartment
EER	6

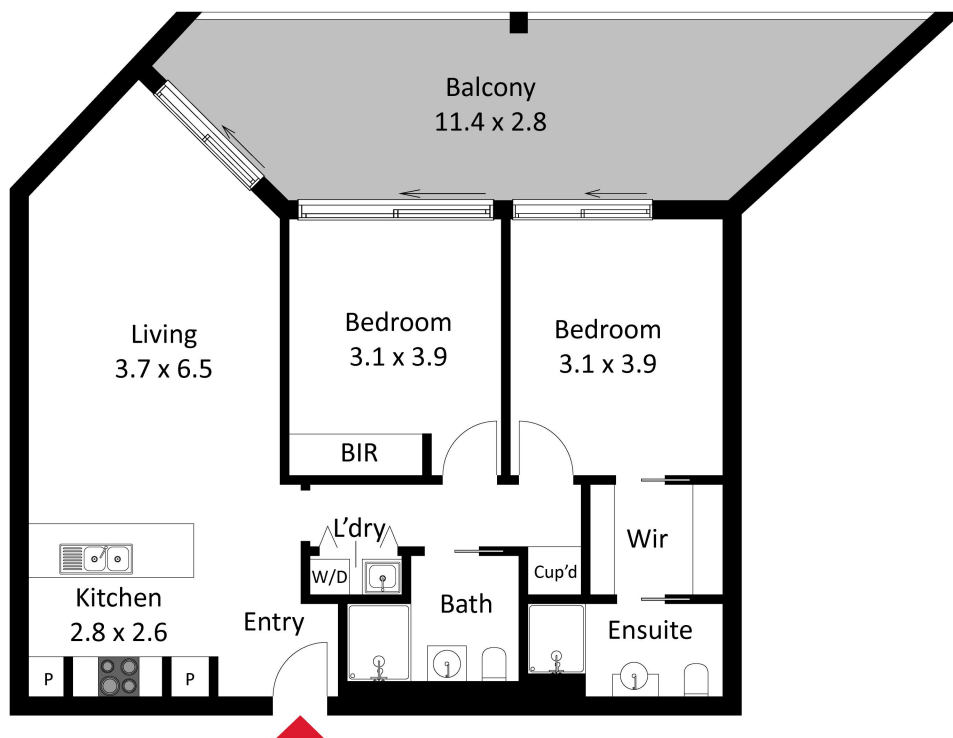
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