



Kingston, 502/45 Honeysett View

Unrivalled Penthouse in Kingston's Finest Waterfront Abode

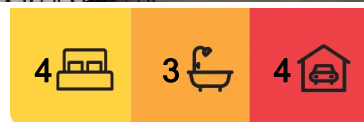
Auction Location: On Site

Experience the pinnacle of sophisticated living in this extraordinary penthouse.

Commanding an unrivalled position, this residence offers a mesmerizing panorama of the Kingston Foreshore, capturing the essence of Canberra's most coveted waterfront locale. This exceptional residence is designed for those who seek the finest in life, with every detail thoughtfully crafted for comfort and elegance.

The residence welcomes you with a formal entrance before revealing floor-to-ceiling double-glazed windows frame breathtaking views of Lake Burley Griffin, the vibrant Kingston Foreshore dining precinct, and the Brindabella ranges as a backdrop. The open-plan living area, bathed in natural light, showcases bespoke cabinetry, a concealed TV, and a built-in fireplace, creating an ambiance of understated elegance.

The heart of this home is a masterfully designed kitchen, seamlessly connecting indoor



For Sale

Auction Saturday 14th September, on site @10am

View

ljhooker.com.au/1TK2FMF

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EER ★★★★★

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and outdoor spaces. Boasting high-end Miele appliances, including an induction cooktop, concealed fridge, freezer and dishwasher. The culinary space is complemented by a butler's pantry equipped with wine & drinks fridges, custom Celsius ZIP tap, second dishwasher and further fridge/freezer with abundant storage. The stone benchtops/splashbacks and custom cabinetry add a touch of luxury to this gourmet haven. The master suite offers a private sanctuary with a walk-through wardrobe and a lavish ensuite, featuring a freestanding stone bathtub and floating double vanity. Additional bedrooms, each with built-in robes, ensure comfort for family and guests. The second bedroom boasts its own walk-in robe and ensuite, elevating the sense of luxury throughout. Impeccable attention to detail is evident in every aspect of this penthouse. From the sleek frameless glass main bathroom, with Geberit and Astra Walker bathware, floor-to-ceiling tiles to the separate powder room and well-appointed laundry, no element of refined living has been overlooked. Timber floors in living areas and high-end imported carpets in bedrooms add warmth and texture to the sophisticated interior. The KING Living shelving systems, complete the interior.

Energy efficiency and comfort are ensured with ducted reverse cycle heating and cooling throughout.

The crowning glory of this residence is the private balcony and rooftop terrace, accessed via a striking spiral staircase. Arguably the best vista available anywhere in Canberra — Manuka Oval, Parliament House, Black Mountain Tower, City skyline, Lake BG, Carillon, Mt Ainslie, Australian-American Memorial, Duntroon, Jerrabomberra Wetlands, working dairy farmland and airport are all on view for the new owner to savour. The best part? Those views can never be built out.

This outdoor oasis presents an unparalleled 360-degree views, making it the ultimate entertainment space. Complete with a built-in barbecue/outdoor kitchen, dual commercial umbrellas and dining area, it's perfect for hosting gatherings against the backdrop of Canberra's skyline. The 60-year-old olive trees and bespoke landscaping must be seen to be appreciated.

Situated in the prestigious Sapphire Building (built by BLOC and completed in 2021) this penthouse benefits from four secure parking spaces in the basement - a double garage plus 2 additional spaces —all located adjacent to the lift. Providing ample room for vehicles and storage, direct lift access to your own home and just steps away from acclaimed restaurants, boutique shops, and scenic lakeside paths. This property offers a lifestyle of unparalleled convenience and luxury. The concierge is located in your foyer making secure parcel delivery a breeze. Whether it be lake access via the pontoon, fine dining or a cycle around the lake, the quality of living is exceptional.

With an impressive 235m² of internal living space, complemented by a generous 154m² of outdoor area split between a covered balcony and a private rooftop terrace you don't want to miss this rare opportunity to acquire a masterpiece of design in one of Canberra's most tightly-held sought-after developments.

Features:

*Private roof top terrace with 360-degree views of Canberra and surrounds

*Gourmet kitchen with Miele appliances and butler's pantry —four ovens (oversized/steam/multi/convection), dual fridges/microwaves/freezers/dishwashers, wine & drinks fridges

*Premium finishes including Astra Walker, ZIP, Miele, Geberit, Ecosmart fireplace, stone benchtops and timber floors

*Luxurious master suite with walk-through robe and ensuite

*Full-height double-glazed windows and sliding doors offering panoramic views

*Timber floors in living areas and hallway; carpets in bedrooms



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- *Separate laundry with ample storage
- *Daikin ducted reverse-cycle air conditioning and heating
- *Four secure car spaces with lift access
- *Automated irrigation to all landscaping/plantings
- *On-site concierge Mon-Fri
- *In-floor heating to all bathrooms
- *Cellar for 200 bottles
- * Prime Kingston location, close to restaurants, shops, transport, and Lake Burley Griffin walking paths

The location provides a rare quietness and sense of seclusion not found in other developments. This penthouse in the Sapphire Building isn't just a home; it's a statement of discerning taste and achievement.

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Disclaimer:
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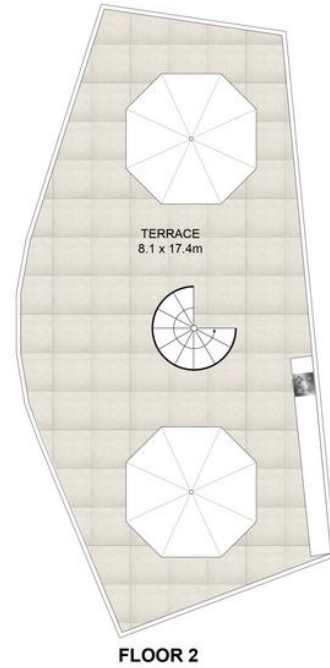
More About this Property

Property ID	1TK2FMF
Property Type	Apartment
EER	4.5
Including	Toilets (1) Balcony Dishwasher Outdoor Entertaining Built-in-Robes


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502/45 Honeysett View, Kingston

Approx. total area: 242m² 

Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.

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