



Sold



13/1 Kerridge Street, Kingston

2 2 1

The Best Of Both Worlds

The Kingston Foreshore remains one of Canberra's most popular locations due to its central location, proximity to the Parliamentary Zone and of course its waterfront restaurants and bars. With this level popularity often comes noise and traffic, and this is where 13/1 Kerridge Street sets itself apart. Being located just on the other side of the pedestrian bridge, you get all the advantages of living on the Foreshore with just a fraction of the busyness.

This spacious 2 bedroom ensuite apartment is the perfect spot to enjoy peace and quiet on the Kingston Foreshore. The modern kitchen opens out to a living area that can accommodate both lounge and dining spaces. The bedrooms are large, and the second bedroom even has a dedicated study nook, meaning that you don't need to sacrifice a bedroom for the sake of a home office.

The inclusions here are refined and immaculate, and the ducted air conditioning will keep you comfortable all year round. The exclusive 'Atelier' complex also provides an on-site barbecue area and enclosed garden for larger gatherings, but of course most of your entertaining will be done just steps away from home, leaving your car securely behind.

The Foreshore is home to some of Canberra's most exciting

FOR SALE
\$599,000+

AGENTS

Nic Salter-Harding
0412 600 085
nic.salter-harding@ljdickson.com.au

AGENCY

LJ Hooker Dickson
(02) 6257 2111

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.



restaurants and bars. Old Kingston is just a short walk further, and of course you have easy access to both the Fyshwick fresh food markets and Old Bus Depot Markets.

This proximity to services, entertainment and employment not only makes this a great place to live, but a smart investment with high demand among public servants.

What's on offer:

- Large 2 bedroom ensuite apartment
- Modern, open plan kitchen
- Spacious bedrooms
- Study nook in bedroom 2
- Ducted reverse cycle air conditioning
- Secure parking

What's nearby:

- Kingston Foreshore
- Fyshwick fresh food markets
- Parliamentary Triangle
- Old Kingston
- Manuka
- CBD

Strata: \$4,814.80 p.a.

Rates: \$2,269.99 p.a.

Land Tax: \$2,381.66 p.a

MORE DETAILS

Property ID	1HKN1YF92
Property Type	House
House Size	79 m2
EER	6

Nic Salter-Harding 0412 600 085

Licensed Agent & Auctioneer ACT/NSW | nic.salter-harding@ljhdickson.com.au

LJ Hooker Dickson (02) 6257 2111

36 Woolley Street, DICKSON ACT 2602

dickson.ljhooker.com.au | info@ljhdickson.com.au



13/1 Kerridge Street, Kingston

LJ Hooker