



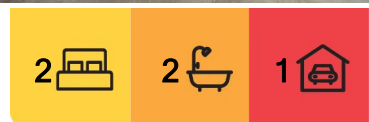
Kingston, 101/9 The Causeway

Incredible Property, Unreal Location!

Step into the epitome of urban chic with this remarkable industrial-style unit nestled in the vibrant heart of Kingston. From the moment you enter the complex, you're greeted by an ambiance that's both funky and uniquely inviting.

Boasting two generously sized bedrooms, two impeccably designed bathrooms, and a stylish lounge kitchen area, this unit sets the stage for unforgettable entertaining experiences. Flooded with natural light pouring in through expansive windows, every corner of this space radiates warmth and charm.

Located in the coveted Kingston district of Canberra, enjoy the convenience of elevator access, bolstered by a top-notch security intercom system. But the perks don't end there—indulge in exclusive access to a members-only gym, sauna, and a luxurious 25-meter indoor lap pool. Community amenities abound, including a children's play area and a tranquil community garden. With Tesla shared car access, parcel lockers, and ample



For Sale
\$619,000+

View
ljhooker.com.au/2FZ3F9Q

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EER ★★★★★★

LJ Hooker Kaleen
(02) 6241 1922



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.

visitor parking, convenience is at your fingertips. Plus, with an array of public transport options and an abundance of bars, pubs, and restaurants just a stone's throw away, this is urban living at its finest. Don't miss the opportunity to experience the unmatched allure of this extraordinary property firsthand.

Give Lukas Cole a call on 0432 289 618 for further information or to book a private inspection.

Features:

- Two bedrooms
- Master with Ensuite
- Industrial finishes
- Butler laundry
- Double-glazed windows
- Car space with storage cage, shared EV charging (Tesla and EVlink)
- Communal rooftop space with barbecue area, citrus trees, dining space and sweeping sunset views
- AEQUUS Fitness within the building with a 25m two-lane, magnesium swimming pool, sauna, and boutique gym
- Vet within the building
- Part of the buzzing Kingsborough Village
- Anchored in the local village square with a mix of cafés and small businesses combined with arty laneways and landscaped public spaces
- Australia Post Parcel Lockers conveniently located within the Village
- Walking distance to all the cafes and restaurants of The Foreshore
- Direct access to scenic shared walking and biking pathways, Norgrove Park, Jerrabomberra Wetlands
- Close to old Kingston, Manuka including heritage Manuka Pool, Fyshwick, and the Bus Depot Markets
- Handy to transport including Canberra Train Station
- Close to a variety of schools including the International Telopea Park High
- 6 mins to Parliamentary Triangle, 10 mins to the CBD

EER: 6.0

Internal Living: 73m2 approx

Body Corporate: \$3,987.60 pa approx

Rental appraisal - \$700p/w

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More About this Property

Property ID	2FZ3F9Q
Property Type	Unit
House Size	73 m ²
EER	6

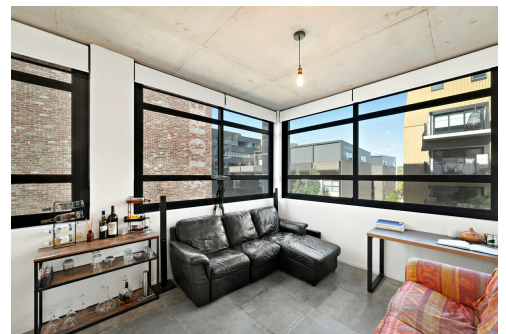
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The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

101/9 The Causeway, Kingston

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