

**16/33 Eastlake Parade, Kingston, ACT 2604**



**Apartment For Sale**

Monday, 15 April 2024

16/33 Eastlake Parade, Kingston, ACT 2604

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 90 m2**

**Type: Apartment**



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## AUCTION

Welcome to the luxurious sub-penthouse positioned on the northern end of the prestigious Dockside complex. This exceptional property offers unparalleled luxury and breathtaking panoramic views over Kingston Foreshore and iconic Canberra landmarks, including Telstra Tower and Parliament House. As you step inside you immediately notice the warmth and charm of the home. With the timber tones in the flooring tying in perfectly with the neutral tones in the kitchen and exposed concrete ceilings - You will quickly see that every detail has been meticulously crafted to perfection. Recently remodelled, the kitchen boasts elegant stone benchtops, a Bosch cooktop and oven, dishwasher and sleek stone splashback. The kitchen overlooks the open-plan living room that enjoys a beautiful North and East aspect, taking full advantage of the stunning sunrises over the foreshore whilst enjoying natural light throughout the day. Entertain in style on the exceptional 60m<sup>2</sup> wrap-around balcony, offering seamless indoor-outdoor flow with sliding door access from both the living room and bedrooms. This sprawling outdoor oasis not only provides a picturesque setting for gatherings but also facilitates cross ventilation, enhancing your living experience. Accommodation is provided by two generously sized bedrooms both equipped with built-in robes and balcony access while the master bedroom boasts its own private ensuite for convenience. The home also comes equipped with double glazing throughout, two allocated car spaces, storage cage and secure intercom with lift access. Indulge in year-round comfort with ducted reverse cycle heating and cooling, while the gas connection on the balcony invites alfresco dining experiences with a BBQ setup. Situated in the coveted Kingston Foreshore precinct, this residence presents an enviable lifestyle with an array of excellent restaurants, cafes, and bars just a stone's throw away. Explore the vibrant neighborhoods of Old Kingston and Manuka on foot, or conveniently access Barton Offices precinct, Parliament House, Russell offices, and Canberra city via the nearby bridge. An inspection is highly recommended. \* Sub-penthouse apartment\* Northern facing \* Wrap around balcony to 3 sides\* Views over Kingston foreshore \* Double glazed windows\* Kitchen recently remodelled - stone benchtops, Bosch oven, cooktop, and dishwasher\* Open-plan living room with beautiful north and east aspect\* Exceptional 60m<sup>2</sup> wrap around balcony, providing a beautiful space for entertaining and also sliding door access from the living room and bedrooms; ideal for cross ventilation\* Separate laundry and pantry room\* Main bedroom with balcony access, built-in-robos and ensuite with floor to ceiling tiles\* Second bedroom with balcony access and built-in-robos\* Main bathroom with floor to ceiling tiles\* Ducted reverse cycle heating and cooling\* Gas connection for BBQ on balcony\* Two cars spaces + storage cage\* Secure access with intercom\* Lift access to level four\* Superb Kingston Foreshore location with excellent restaurants, cafes and bars just below\* Walk to Old Kingston and Manuka\* Barton Offices precinct and Parliament House very close by\* Russell offices and into Canberra city just across the bridge Rates: \$2,704pa (approx.) Strata: \$7,871pa (approx.) Living: 88sqm Balcony: 59sqm EER: 6.0 Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.