

# 17/29 Eastlake Parade 'Dockside', Kingston, ACT 2604

## Sold Apartment

Thursday, 12 October 2023

17/29 Eastlake Parade 'Dockside', Kingston, ACT 2604

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 57 m2

Type: Apartment



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**\$645,000**

Stunning, east facing apartment unrivalled in its enviable waterfront front address, showcasing sweeping panoramic views across the lake and beyond. A secure and safe 'Dockside' address with intercom and lift access and well set-back from the promenade, assuring peace and privacy from the wide range of life-style amenities located below. The open plan living area is light and bright and extends onto an impressive, oversized terrace (36m<sup>2</sup>), a wonderful area to entertain whilst absorbing the wonderful vistas on offer. The well-appointed kitchen and bathroom are sleek, stylish and modern, and the generous master bedroom offers total privacy and seclusion, affording access to its own large, secluded terrace (38m<sup>2</sup>). Take advantage of tax concessions by purchasing now and moving in later or an excellent opportunity for the astute investor. PLEASE NOTE: -lease in place until June 2024 with rent at \$680 per week -furniture included in the sale HIGHLIGHTS: --east facing apartment with lift access-secure complex with intercom entry-uninterrupted waterfront views from the living area and outdoor area-sliding door access to an impressive tiled alfresco terrace -sun filled open plan living area with timber look flooring-king size bedroom with built-in-robe and sliding door access to an oversized, private terrace-quality kitchen with stone bench tops, stainless steel 'Smeg' appliances including dishwasher and gas cooktop-designer bathroom with floor to ceiling tiles-ducted heating and cooling-double glazed windows-European laundry -single, secure car space under with storage cage -a choice of quality restaurants, bars, cafes and shops at your doorstep-enjoy leisurely strolls around Lake Burley Griffin ADDITIONAL INFORMATION:-Block: 1-Section: 63-EER: 6-Year build completed: 2013-Living area: 57m<sup>2</sup>-Front terrace - 36m<sup>2</sup> & bedroom terrace - 38m<sup>2</sup> -Lot number: 98 unit: 17 in unit Plan: 3940-Body Corporate Manager: Civium Strata - 1300 724 256 -Body Corporate Fees- \$1,358 per quarter-Occupancy: Subject to tenancy -Lease expiry: 30/6/2024-Weekly rent: \$680 per week-Land rates: \$580 per quarter -Land tax: \$716 per quarter (only paid if leased)All values and measurements are approximate.\*Please note: The floor plans and aerial photographs with any highlighted boundaries provided on this website may not be entirely accurate and are not necessarily to scale. They are intended as a guide only and must not be relied upon. In addition, the property information provided has been obtained from sources we deem to be reliable, however, Michael Potter Real Estate cannot guarantee its accuracy and persons should rely on their own due diligence