

28/39 Eastlake Parade, Kingston, ACT 2604

Raine&Horne.

Apartment For Sale

Thursday, 11 April 2024

28/39 Eastlake Parade, Kingston, ACT 2604

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Vic Srbinovski
0410583048

Offers Over \$595,000

Welcome to your waterfront sanctuary at 28/39 Eastlake Parade Kingston ACT, nestled within the prestigious "Element" complex at The Foreshore. We invite you to experience a lifestyle of leisure, convenience, amenity, and breathtaking views. Step into this contemporary 1-bedroom apartment and immerse yourself in the tranquil beauty of Kingston Foreshore. Gaze out upon the shimmering waters from your living space, where every moment is accompanied by the soothing rhythm of the waterfront. Inside, discover a space where modern elegance meets thoughtful design. Towering ceilings grace the open plan living and dining area, seamlessly blending with the inviting winter garden, offering a versatile retreat for relaxation or entertainment. Take in the views & aspect whilst you enjoy your morning coffee or simply sit back and enjoy after a hard day's work. Perched high on level 3 surely will keep you entertained for years to come given the magnificent surrounding vistas. Indulge your culinary passions in the stylish kitchen, equipped with electric stainless steel Miele appliances, stone benchtops, and ample storage. An integrated fridge & washer/dryer combo for your convenience is also included. The generously sized bedroom features built-in robe and leads gracefully into the designer bathroom, adorned with luxurious finishes and offering dual access for added convenience. As a resident of the "Element" complex, you'll enjoy an array of exceptional amenities designed to enhance your lifestyle. From rooftop terraces boasting panoramic views to a resident cinema and BBQ facilities, every moment is infused with luxury and relaxation. Additional features such as ducted heating and cooling, and a single car space with storage cage in the basement add to the convenience and comfort of everyday living.

- Amazing waterfront location, level 3.
- Waterview's from the Winter Garden.
- Lounge/dining space with lovely views.
- Modern kitchen with Miele appliances.
- Integrated fridge, washer/dryer combo.
- Good storage space throughout.
- Bedroom is private with a Built-in robe.
- Two-Way Bathroom configuration.
- Ducted heating/cooling. Intercom access.
- Residents Movie Room/Cinema.
- Rooftop Gardens/terraces, BBQ facilities.
- Single car space/storage cage in basement.

• Strata Fees: \$1,343.42 p/Qtr Approx*.
• General Rates: \$500.90 p/Qtr Approx*.
• Land Tax (if rented) \$606.13 p/Qtr Approx*.
• Living: 52m², Winter Garden 9m².
• Total 61m² internal living area Approx*.
• Rental estimate: \$580-\$600 p/w approx*.
• All details/numbers are Approximates*.
• E.E.R: 6.0. Offered as vacant possession. Experience the epitome of contemporary luxury at "Element", where every detail has been meticulously crafted to elevate your lifestyle. Embrace the serenity of waterfront living and seize the opportunity to make this sanctuary your own. Visit today and step into a world of refined living at The Kingston Foreshore. Contact Vic Srbinovski on 0410 583 048 or email vic@qbn.rh.com.au