

# 81/43 Eastlake Parade, Kingston, ACT 2604

## Sold Apartment

Friday, 25 August 2023



81/43 Eastlake Parade, Kingston, ACT 2604

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Chris Wilson  
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Jack Wilson  
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**\$570,000**

Set on the 3rd floor of the "Element" development and offering a picturesque outlook across the waterfront is this stylish 1-bedroom ensuite apartment. This residence offers you a chance to move away from the rental roundabout and an opportunity to invest in a location that is unique and sought after. The apartment itself features a semi enclosed winter balcony with timber flooring and floor to ceiling sliding windows that allow the morning sun to come flooding into the living area. The ceilings are extra high creating a feeling of space. The kitchen is functional and well-appointed with Miele appliances including an integrated dishwasher, plenty of cupboard & bench space. There is the added benefit of a rooftop BBQ & entertaining area and a home cinema that can be booked through the online portal. The car park under the building is accessed by number plate recognition and there is a storage shed as well. Of course, if entertaining at home isn't your thing, then there's the wonderful array of restaurants, cafes and bars at your doorstep. Important features to note:

- Ducted reverse cycle air conditioning.
- Intercom lift security access.
- Number plate recognition access to the car park.
- Storage shed.

Communal facilities include:

- Winter balcony with lake views
- Rooftop BBQ entertainment facilities
- Home theatre (Booked online)
- Shared bikes

Outgoings: General Rates: \$501.50 p/qtr (approx.) Land Tax (if rented out): \$609.50 p/qtr (approx.) Body Corporate Levies: \$1,570 p/qtr (approx.) Apartment Size: 56m<sup>2</sup> (approx.) EER: 6.0 Year of construction: 2015

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