

**19/27 Eastlake Parade, Kingston, ACT, 2604**

LUTON

**Apartment For Sale**

Wednesday, 25 September 2024

19/27 Eastlake Parade, Kingston, ACT, 2604

**Bedrooms: 2**

**Bathrooms: 2**

**Type: Apartment**



Kate Yates

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## Investors' delight- currently rented on long fixed term lease until January 2026

With contrasting black and white décor, elevated positioning and stylish contemporary design, this gorgeous, light-filled two-bedroom, two-bathroom apartment captures stunning Kingston Harbour water views and creates a feeling of opulence and luxury. Located on Level five of the Dockside complex, you are only minutes away from the hub and bustle of the Kingston Foreshore precinct whilst enjoying the sanctuary of open-plan design, tranquil vistas and spacious living within the apartment. Featuring a north-easterly aspect, you can enjoy lazing on the sunny balcony and watching the world drift by or take a leisurely stroll around the Kingston Foreshore, Lake Burley Griffin or the nearby Wetlands.

- Two-bedroom, two-bathroom, level 5 apartment with north-east outlook towards Kingston Harbour
- Tiled entry
- Open plan living/dining area with carpet, roller blinds and sliding glass and screen door access to spacious balcony with lovely water views
- Modern kitchen faces living areas and features electric oven and gas cooktop, built-in microwave space, pantry, dishwasher, stone bench-tops, soft-close drawers, range-hood and large fridge space
- Master bedroom faces Eastlake Parade, has carpet, four-door built-in wardrobes, roller blinds and ensuite
- Ensuite features large shower, vanity and toilet
- Bedroom two features carpet, roller blinds and four-door built-in wardrobe
- Main bathroom has a shower, vanity and toilet plus a European-style laundry

Other features:

- Security intercom and lift access
- Double glazed windows
- Ducted reverse-cycle air conditioning/heating
- Double car accommodation in underground car park with storage cage
- Quiet complex
- Easy walking distance to Kingston shops, the surrounding Kingston Foreshore, public transport and schools
- Located close to the Parliamentary Triangle, Fyshwick Markets the Old Depot Markets, Manuka Oval and Manuka Village
- Currently rented for \$700 pw until January 2026
- EER: 5.5
- Apartment Size: 93m<sup>2</sup> (Internal) 11m<sup>2</sup> (Balcony)
- Rates: \$664 p.q. (approx.)
- Strata fees: \$1,901 p.q. (approx.)
- Land Tax: \$819 p.q. (approx.)
- Built in: 2013