

**19/39 Eastlake Parade, Kingston, ACT, 2604**

**CARTER + CO**

**Apartment For Sale**

Thursday, 18 July 2024

19/39 Eastlake Parade, Kingston, ACT, 2604

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Convenience, quality and affordable in Kingston Foreshore!

### The Features You Want To Know!

- + 1 Bedroom, 1 Bathroom, 1 Secure Car space
- + Galley Kitchen
- + Stone benchtops
- + Miele appliances
- + Integrated dishwasher and fridge
- + Ample storage options
- + Ducted reverse cycle heating and cooling
- + Double glazed bi-folding doors to balcony
- + Exposed 3m concrete ceilings
- + Two-way bathroom
- + Building amenities: Cinema, Rooftop garden and barbeque area, communal bicycles
- + Number plate recognition for car park entry
- + Located in the heart of the Foreshore

### Why You Want to Live Here!

Discover urban sophistication at 19/39 Eastlake Parade, Kingston. This well laid out 1-bedroom apartment offers a contemporary presence tailored for those who appreciate urban lifestyle.

Step into the light-filled living area, seamlessly connected by a modern galley kitchen, featuring quality Miele appliances and stone benchtops. The bedroom is generously sized and includes built-in wardrobes, complemented by a stylish bathroom with quality fittings. This apartment boasts ample storage and has no wasted space.

Located in the sought after 'Element' complex of the Kingston Foreshore precinct, this residence offers unparalleled access to Canberra's finest dining, cafes and boutique shopping. Enjoy leisurely walks along the foreshore, or cycle along the scenic paths into the city, all just moments from your doorstep.

Whether you're a first home buyer or investor, this apartment presents a prime opportunity to secure a coveted piece of waterfront living in Kingston.

Don't hesitate – seize the chance to experience luxury living at its finest.

Contact us today to arrange your private inspection and discover why 19/39 Eastlake Parade is the perfect place to call home!

### The Stats You Need to Know!

- + Block: 1
- + Section: 64
- + EER: 6.0
- + Internal Living: 55m<sup>2</sup> (approx.)
- + External Living: 6m<sup>2</sup> (approx.)
- + Garage: 1 Basement Car Space and storage cage
- + Body Corporate: \$1,045.00 per quarter (approx.)
- + Rates: \$481.00 per quarter (approx.)
- + Land Tax: \$676.25 per quarter (approx.) \*only payable if rented
- + Heating and cooling: Ducted reverse cycle system

+ Rental Estimate: \$510 - \$540 per week