

2/25 Eastlake Parade, Kingston, ACT, 2604

Apartment For Sale

Thursday, 29 August 2024



2/25 Eastlake Parade, Kingston, ACT, 2604

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



Brett Hayman
0411414624

The Cosmopolitan Entertainer - 210m² of Indoor / Outdoor Living Area

This impeccable single-level apartment is situated in the heart of the Kingston Foreshore and offers a cosmopolitan lifestyle, with extensive water views of Lake Burley Griffin, and easy access to the café and dining precinct. The apartment has full double glazed windows throughout, keeping the home cool in summer and warmer in the winter, and there is ducted zoned air conditioning throughout the apartment with two independent systems to add to your comfort all year round. With a favourable aspect that allows for light-filled areas all day long, floor to ceiling windows create an incredible sense of space, with plenty of natural light and views of the beautiful sunrises and sunsets. An expansive living area flows directly to an expansive outdoor terrace, which boasts 90m² of space for entertaining and relaxing with family and friends and the cooking enthusiast will love hosting and creating culinary delights for their guests in the recently renovated open plan kitchen, with extended granite bench tops, splash back and Smeg cooktop.

There are three well-positioned bedrooms, with built-in wardrobes, allowing for private and comfortable living areas. The master suite features a modern ensuite, with walk-in-robe, and direct access to the terrace. The guest bathroom is stylish and the apartment boasts a fully functional European-style laundry. An added bonus is the installation of an approved electric charging station, a further nod to the innovative and contemporary design of this impressive residence.

Enjoy the proximity of Kingston's dining precinct, while still retaining the privacy and peace that comes with the thoughtful design of the home, from the double glazed windows to the design of the outdoor terraced area. This stunning apartment is within easy strolling distance of the foreshore restaurants, cafes and bars, the Bus Depot Markets, the Kingston Shopping Village, Lake Burley Griffin, and the Parliamentary Triangle.

Features:

- Single level apartment in the heart of the Kingston Foreshore
- Extensive water views of Lake Burley Griffin
- Recent renovated kitchen with extended granite bench tops, splash back and Smeg cooktop
- Three bedrooms with built in robes
- Master suite with modern ensuite and walk in robe
- Ducted and zoned air-conditioning with two independent systems
- Floor to ceiling windows
- Expansive living areas flowing directly to 90m² outdoor terrace
- Approved electric charging station
- Close to the Foreshore restaurants, cafes and bars

EER: 6.0

Living Area: 120m² (approx)

Balcony: 90m²

Rates: \$3,152 pa (approx)

Land Tax: \$4,234 pa (approx)

Body Corporate: \$8,756 pa (approx)

Nearby:

- Kingston Foreshore
- Parliamentary Triangle
- Manuka Village
- Bus depot markets
- Fyshwick markets
- Lake walking and cycling paths
- National Art Gallery
- Portrait Gallery
- National Library
- Old Parliament House
- Manuka Oval

-2 Telopea Park