

47/9 Eastlake Parade, Kingston, ACT, 2604



Apartment For Sale

Friday, 23 August 2024

47/9 Eastlake Parade, Kingston, ACT, 2604

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment

Immerse Into Waterfront Living

Superbly positioned to meld both tranquil relaxed living with vibrant foreshore life, this spacious and well-designed waterfront apartment delivers both a welcoming ambiance as well as enviable uber convenience. Stunning lake and mountain vistas frame the show stopping open plan living and dining, seamlessly connected to both kitchen and the designer winter garden and inspiring visions of year-round entertaining with family and friends. The kitchen has been lovingly updated and boasts Gaggenau appliances including induction cooking, twin wall ovens, stone benchtops, mirrored splashbacks, kitchen island bench, and plenty of storage throughout, all with those stunning views as an inspiring backdrop.

The main suite is resort style in proportions offering private winter garden access, plentiful walk-through robes, and a chic ensuite with twin basins, spa bathtub, recessed shelving, frameless shower, and lots of storage. The main bathroom compliments with the same design and finishes, and services the two additional bedrooms, both with built in robes, with a full-size internal laundry adding even more versatility to the layout. Secure basement double garage with an EV connection and additional storage complete this stunning foreshore offering, delivering a hard to find, and highly sought after balanced foreshore lifestyle.

- * 3 bedrooms, 2 bathrooms and secure basement double garage with an EV connection
- * Show stopping open plan living and dining, with lakefront views to the city and Black Mountain, flowing out to a spacious winter garden, perfect for year-round entertaining
- * Immaculate entertainers' kitchen boasting stone benchtops, mirrored splashbacks, kitchen island bench, Gaggenau appliances including induction cooking, twin wall ovens and plenty of storage throughout
- * Resort style main suite with panoramic views, private winter garden access, walk-through robes, and chic ensuite with twin basins, spa bathtub, frameless shower, and lots of storage + 2 additional bedrooms, both with built-ins
- * Central main bathroom with frameless shower, floating basin, recessed shelving, and good storage
- * Full size internal laundry
- * Ducted air conditioning
- * Double glazed windows
- * Secure basement double garage with an EV connection
- * Secure entry and exit with video intercom access
- * On site building manager
- * Close to Kingston Foreshore restaurants and cafes, Manuka and Old Kingston centres are only a 10 minute walk while access to Wentworth Avenue makes Barton, and the City Centre a short drive

Strata Levies: \$3,337pq (approx.)

Rates: \$3,632pa (approx.)

Land Tax: \$4,917pa (approx.)

EER: 6.0

Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.