

**7/17 Eastlake Parade, Kingston, ACT 2604**



**Apartment For Sale**

Saturday, 29 June 2024

7/17 Eastlake Parade, Kingston, ACT 2604

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Linda Lockwood  
0411244874



Michael Pead  
0431937684

## AUCTION

Welcome to the luxury lakeside living experience in the heart of the Kingston Foreshore. Discover this beautiful two-bedroom, two-bathroom apartment that offers sweeping views over some of Canberra's most recognisable landmarks. The position is unrivalled - nestled in the heart of the Foreshore, you'll have easy access to cafes, restaurants, lake activities and shopping. What's on offer is one of Canberra's most remarkable residences. Designed by award winning COX architects with interiors by BKH. This apartment features high-end finishes, step into a stylish and comfortable main living area with feature timber flooring and full floor-to-ceiling double-glazing flows effortlessly to the covered terrace with custom lighting. Those that occupy this residence will live an enviable lifestyle. The beautifully appointed chef's kitchen features waterfall Carrera marble island bench, quality Miele appliances, induction cooktop and fully integrated fridge. All perfectly positioned to allow easy entertainment. The superb master suite features unique wall panelling, custom joinery, large luxurious ensuite flooded in natural light and feature plantation shutters. The second bedroom is generously proportioned with excellent storage and natural light. All bathrooms are appointed to the highest standard with stunning finishes and feature marble. This five-star residence is serviced by ducted heating/cooling throughout, indoor air quality system, washing/dryer combo and secure parking. This stunning, one-of-a-kind property with an eclectic blend of brilliant design elements and bespoke materials and has stunning Northern views across Lake Burley Griffin. This apartment makes an unforgettable first impression, welcome home.\* North facing with stunning water views\* Luxury inclusions with Miele fridge, dishwasher and washer/dryer included\* Floating timber flooring & full floor-to-ceiling double glazing\* Ducted reverse cycle heating & cooling\* Updated chef's kitchen, floating Carrera marble bench, Miele appliances & induction cooktop\* 2 pac polyurethane cabinetry throughout\* Bespoke floating entertainment cabinet\* European laundry with new combination washer/dryer\* Outdoor entertaining terrace boasting unparalleled views\* Garbage shoot\* Interiors designed by internationally renowned architects BKH\* Building features solar power and indoor air quality systems\* Secure basement parking with storage cage\* Canberra's premier waterfront recreational precinct\* Short stroll to Parliamentary Triangle\* Kingston & Manuka shopping precinct with close sporting facilities\* Designed by award winning COX architects with interiors by BKH Internal living: 97sqm (approx.) Terrace: 13sqm approx. Total Apartment Size: 127.7sqm (approx.) Rental Estimate: \$700-750pw (approx.) Year of construction: 2012 Strata: \$1,377pq (approx.) Rates: \$2,466pa (approx.) Land Tax: \$3,088pa (approx. - investors only) 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.