

# 16/7 Eastlake Parade, Kingston, ACT 2604



## Unit For Sale

Sunday, 23 June 2024

16/7 Eastlake Parade, Kingston, ACT 2604

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 148 m2**

**Type: Unit**



Chris Uren  
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Lucy Cameron  
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## By Negotiation

For access contact Chris & Lucy Resting at the quiet lakefront basin of Lake Birley Griffin sits this exquisite single-level residence, offering one of the rarest gifts in Canberra; uninterrupted beautiful views across the lake and beyond. The home resonates with its natural lighting and surrounds complemented with gorgeous sunrises and has multiple areas to enjoy with an entirely different scenic view from every angle. Discover the next level of space, walking into a voluminous home, comprising of open living, dining & kitchen area with floor to ceiling glass that delivers a spectacular panoramic view as far as the eye can see and can never be built out. These poetic touches combined with a beautiful combination of high-quality natural materials throughout the interior, including plush pet friendly carpet, high-end fixtures & fittings, thoughtful storage options, warm colours and tones, all create a functional floorplan that feels fresh, relevant and soulful. At the eastern end of the home sits a substantial winter garden. Warmed by morning sunbeams, a haven ideal for cosy connection or repose, inviting all seasons during the day & evening as you watch the world go by. The walk-through kitchen complemented with soft sandstone-coloured countertops with astonishing cabinetry creating a rich and clean aesthetic within the generous kitchen. Luxe updated appliances include a Siemens oven, induction cooktop, dishwasher and a Samsung microwave. The well-proportioned main bedroom extends a peaceful and calm abode with glass doors that usher through to the winter garden and has views through to the Carillon enveloped in glass right through to the living area. The spacious ensuite is set with a large bath, rainwater showerhead, wall hung double vanity giving you the space with spa-like indulgence and soothing tranquillity. Meanwhile a generous walk-through robe with an array of shelving, gifts seamless storage. Bedroom two, comes with newly fitted re-designed sliding doors for functionality & access purposes. This is a sanctuary for peace & comfort overlooking the mountain ranges to the east. Bedroom three has large built-in robes and additional display shelving. Bathed in light with an outlook towards the natural landscape is beyond beautiful. Both bedrooms are serviced by the luxe main bathroom. Moreover, this residence features three allocated car spaces. A large double lock up garage for added security with a personalised private EV charging station plus an additional open car space directly out the front of the garage. Kingston is centrally located within the stunning inner-south, with the Parliamentary Triangle nearby, close to the Manuka and Deakin hubs and minutes from Capital Hill. You are surrounded by green spaces and reserves and are perfectly located beside the Lake. Features:

- North-east aspect with expansive views of the City, Mt Ainslie & surrounding wetlands
- Located in the sought after Waterfront Apartments
- Uninterrupted lakefront position
- Custom built in robes in bedroom 2
- Open plan living, dining & kitchen area
- Ducted reverse cycle heating & cooling
- Garbage shoot located next to the lift
- Underfloor heating in living area
- Majority of fittings & switches recently updated & some near new
- Freshly painted at the end of 2023
- Short stroll to award winning restaurants, cafes, shops & lake attractions
- Double lock up garage with extra car space
- Gorgeous gardens within the complex
- Vibrant social community with fun activities
- Lift access from basement to unit
- Ramp access from the lobby into complex
- Automatic glass sliding doors into complex
- Building is disability accessible
- Walk through robe in the main bedroom
- Secure building with intercom access
- Pet friendly
- Off-street parking
- On-site building manager acting as a concierge

Essentials:

- EER: 6
- Living size: 148m<sup>2</sup>
- Winter garden: 18m<sup>2</sup>
- Rates: \$3,257 p.a
- Land Tax: \$4,062 p.a
- # of units: 104 (26 in each building)
- Year built: 2007