

**108/45 Eastlake Parade, Kingston, ACT, 2604**



**Unit For Sale**

Saturday, 7 December 2024

108/45 Eastlake Parade, Kingston, ACT, 2604

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Peta Barrett

## Unparalleled Water Views

Experience the ultimate in luxury living with this stylish ultra spacious apartment located in highly sought after 'Element', right on the Kingston Foreshore.

Offering panoramic water views through floor to ceiling windows, and with world class restaurants and cafes at your doorstep, this stunning apartment is the perfect lifestyle opportunity.

Apart from the stunning outlook, two of the unique features are the size and the light. The roomy bedroom has extra space for a study nook and a window looking out towards the water, the perfect morning outlook.

Living spaces are open plan, with a lovely neutral colour scheme, the elevated ceilings further enhancing the sense of space and light. There is also a gorgeous winter garden, the ideal spot to relax with a cup of tea and enjoy the waterfront all year around.

The kitchen is well appointed with stone benchtops, Miele appliances and an integrated dishwasher and fridge. Other quality features such as ducted reverse cycle air conditioning complete the package.

Additionally, residents can enjoy a great rooftop BBQ and entertainment area, along with a cinema that can be reserved via the online portal. There is also ample storage space in the allocated cage downstairs and the building's car park is securely accessed with number plate recognition.

Apartments of this unique design and in this excellent position rarely become available in the Element development. Don't miss the opportunity to inspect!

- Unparalleled water views
- Unique spacious design with elevated ceilings
- Extra large bedroom incorporating study nook and window
- Lovely winter garden to the stunning outlook
- Ducted reverse cycle air conditioning
- Kitchen with stone benchtops with Miele appliances
- Integrated dishwasher, fridge and washer/ dryer
- Rooftop BBQ and entertaining area
- Secure car parking plus a storage cage
- Cinema that can be booked for events
- Prime Kingston Foreshore position

Internal living size: 56sqm approx.

Rates: \$2,183.38pa

Land tax (only if rented): \$2,797.18pa

Body corporate: \$1,016.50 pq

Year built: 2015

EER: 6.0 stars