



## Kingston, 101/85 Eyre Street

Foreshore it is the One for You!

They say a picture is worth a thousand words, but I will let you be the judge of that when you see the view from this absolute waterfront apartment on Kingston Foreshore.

With 2.7 metre high ceilings, granite benchtops, hardwood floors it is evident that 'The Prince' was constructed with quality in mind. The large open plan living area flows seamlessly onto the covered balcony, the perfect place to take in the nightlife which is what the foreshore is all about.

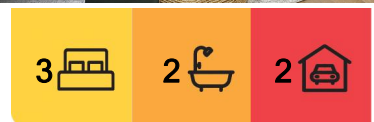
Located just a stone's throw from some of Canberra top award winning restaurants, you can wine and dine until your heart's content. Hard to come by, this property would not last long, get in touch today.

Features include:

- Fully furnished



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Lease**  
Please Call

**View**  
[ljhooker.com.au/2CC7FHK](http://ljhooker.com.au/2CC7FHK)

**Contact**  
**Lagan Puri**  
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**EER** ★★★★★

**LJ Hooker Canberra City**  
**(02) 6249 7700**

- First floor, corner apartment
  - Double glazed windows throughout
  - Oak flooring to living areas
  - 2 .7 meter high ceilings
  - Ducted reverse cycle air conditioning
  - ILVE 900 millimetre induction cooktop
  - Granite kitchen benchtops
  - Large covered balcony
  - Ciani double blackout blinds
- No current EER

The property has a valid exemption and is not required to comply with the minimum ceiling insulation standard.

This property is awaiting an insulation information from the Owners Corporation.

There is no embedded network.

#### Suburb Snapshot

Kingston is the oldest and one of the most densely populated suburbs of Canberra, Australian Capital Territory, Australia. The suburb is named after Charles Cameron Kingston, the former Premier of South Australia and minister in the first Australian Commonwealth Government. It is adjacent to the suburbs of Barton, Fyshwick, Griffith and Manuka. The suburb of Kingston is situated about 4 km from the centre of Canberra.

#### Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER CANBERRA CITY does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

#### PETS:

Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises.

#### RENTING BOOK:

[https://www.justice.act.gov.au/\\_data/assets/pdf\\_file/0008/2443472/Renting-Book-May-2024.pdf](https://www.justice.act.gov.au/_data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.pdf)



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## More About this Property

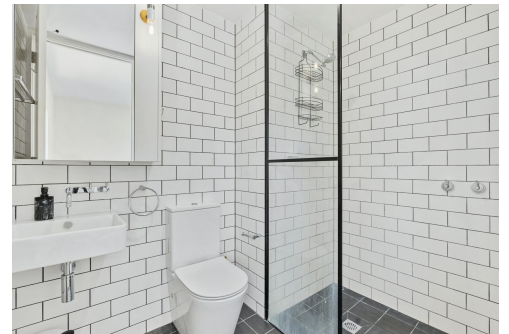
|                      |                                |
|----------------------|--------------------------------|
| <b>Property ID</b>   | 2CC7FHK                        |
| <b>Property Type</b> | Apartment                      |
| <b>Including</b>     | Air Conditioning<br>Dishwasher |

### Lagan Puri 0401 566 223

Senior Property Investment Manager | [lagan.puri@ljhcanberracity.com.au](mailto:lagan.puri@ljhcanberracity.com.au)

### LJ Hooker Canberra City (02) 6249 7700

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