

118/45 Eastlake Parade, Kingston




## Stylish Waterfront Living on the Kingston Foreshore

Positioned in the heart of the vibrant Kingston Foreshore precinct, this striking two-bedroom apartment offers an exceptional lifestyle with uninterrupted views across the harbour and a coveted north-facing aspect. Perfectly located directly near popular waterfront venues Cinnabar and Molto, you are just moments from some of Canberra's best dining, cafés and scenic walking paths.

Showcasing an industrial-inspired aesthetic, the residence features warm timber flooring, exposed design elements, and expansive floor-to-ceiling double-glazed windows that flood the home with natural light while framing the picturesque foreshore outlook.

The spacious open-plan living and dining area flows seamlessly to the balcony, creating the perfect setting to relax or entertain while enjoying the vibrant waterfront atmosphere. At the heart of the home, the oversized kitchen is designed for both functionality and style, complete with an electric cooktop and oven, generous bench space and a cleverly integrated hidden fridge for a sleek, streamlined finish.

Accommodation comprises two well-proportioned bedrooms, both with built-in wardrobes, while the master bedroom is complemented

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**FOR SALE**  
\$769,000+

**VIEW**  
Sat 4th Apr @ 11:15AM - 11:45AM

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

by its own private ensuite. A second bathroom serves guests and the additional bedroom. In addition, it includes one large secure car spot and a spacious storage cage.

Comfort is assured year-round with ducted electric heating and cooling, while practical inclusions such as secure parking and video intercom access add further convenience to this impressive offering. Combining a premium waterfront position, striking design and walk-everywhere lifestyle, this apartment presents an outstanding opportunity to secure a home in one of Canberra's most sought-after precincts.

Features:

- Prime Kingston Foreshore location with harbour views
- Two spacious bedrooms with built-in wardrobes
- Two bathrooms, including an ensuite to the master
- Industrial-inspired design with timber flooring
- Floor-to-ceiling double-glazed windows
- Large kitchen with electric cooktop and oven
- Integrated hidden fridge for a seamless finish
- Ducted electric heating and cooling
- Video intercom access
- Secure Car space and spacious storage cage
- North-facing aspect and waterfront outlook

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.

## MORE DETAILS

|               |   |
|---------------|---|
| Property ID   | 1UKBFMF   |
| Property Type | Apartment   |
| EER           | 6   |
| Including     | Air Conditioning<br>Ducted Cooling<br>Ducted Heating<br>Intercom<br>Balcony<br>Built-in-Robes |

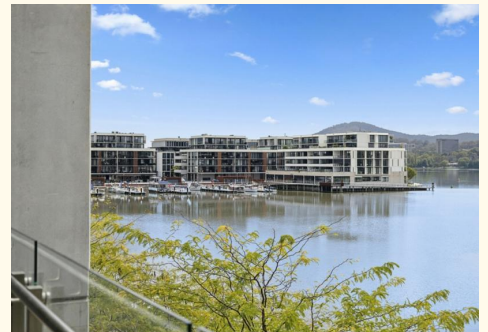
**Samuel Thompson 0412 300 774**

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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