

## Kingston, 211/50 Eastlake Parade

Quayside Kingston Foreshore - Oversized 1 Bed + Study

Spacious one bedroom plus study apartment featuring contemporary styling and design. Situated on Kingston Foreshore, Quayside is located in the heart of the Kingston Foreshore close to the Parliamentary Triangle, Quayside Kingston offers an exceptional lifestyle with a private residents-only level 4 podium landscaped area, and all in close proximity to popular restaurants and cafes, putting two of Canberra's most fashionable dining and shopping hubs, Old Kingston and Manuka, within easy reach.

Features include:

- Study, easily large enough to be used as a temporary bedroom
- Stone benchtops
- Ceramic cook top
- Dishwasher
- Versatile floor-plan with open-plan living



**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 Sale**  
\$499,900+

**View**  
[ljhooker.com.au/2C0VFHK](http://ljhooker.com.au/2C0VFHK)

**Contact**  
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**EER** ★★★★★★

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

- Secure lift access
- One car space and lock up storage shed

Don't miss the opportunity to begin your next chapter here...

**\*\*Currently tenanted for \$603 per week until 15th December 2024\*\***

**Facts and Figures**

- Year Built: 2014
- Approx. Living Size: 80 sqm plus 8 sqm Balcony
- Approx. Council Rates: \$525 per quarter
- Approx. Strata Levies: \$950 per quarter
- Approx. Sinking Admin Fund: \$765 per quarter
- EER: 6 stars

**More About this Property**

<b>Property ID</b>	2C0VFHK
<b>Property Type</b>	Apartment
<b>EER</b>	6
<b>Including</b>	Study Air Conditioning Intercom Balcony Dishwasher Built-in-Robes

**Ben Jones 0420863351**  
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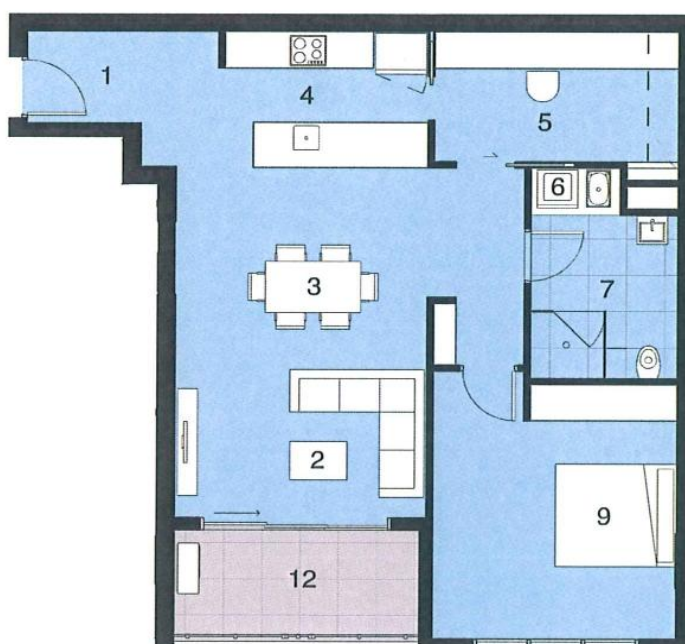


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## UNIT TYPE 1B: ONE BEDROOM APARTMENT

RESIDENCE: 80m<sup>2</sup> › BALCONY: 8m<sup>2</sup> › TOTAL AREA: 88m<sup>2</sup>



### UNITS

107, 108, 113, 114, 121, 122, 127, 128, 206, 207, 211, 212, 215, 216, 220, 221, 306, 307, 312, 313, 318, 319, 324, 325

### SCALE

0 1 2 3 4m

### KEY (Note: Not all features are included in all apartments)

- |            |             |               |
|------------|-------------|---------------|
| 1. Entry   | 5. Study    | 9. Bedroom 1  |
| 2. Living  | 6. Laundry  | 10. Bedroom 2 |
| 3. Dining  | 7. Bathroom | 11. Bedroom 3 |
| 4. Kitchen | 8. Ensuite  | 12. Balcony   |

Artwork, images and plans are artist's impressions only.  
Floorplans may be mirrored to suit apartment building.

