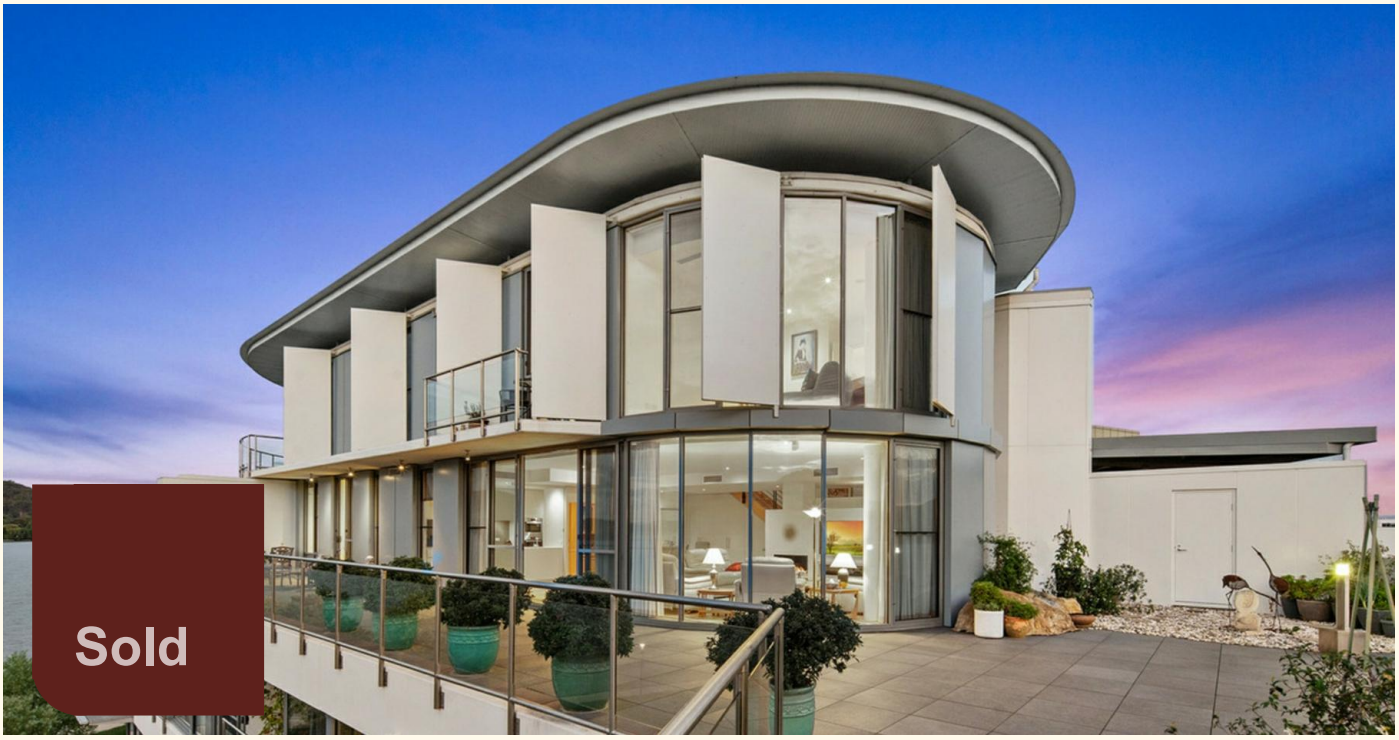
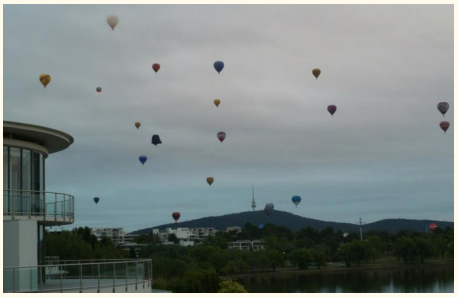








76/11 Eastlake Parade, Kingston

Waterfront Luxury and Foreshore Living with Spectacular Views

Experience refined Foreshore living in this impressive waterfront residence, perfectly positioned in the vibrant heart of Kingston. Showcasing spectacular uninterrupted views across the surrounding waterfront and towards the iconic Kings Avenue Bridge and Black Mountain Tower. This sophisticated home delivers an exceptional lifestyle defined by space, natural light, contemporary design and location.

Upon entry, you are welcomed into a beautifully proportioned open plan living and dining area, where high ceilings and floor-to-ceiling windows capture the iconic Canberra views and create an immediate sense of scale and connection to the outdoors. Bathed in natural light, the living space flows effortlessly to the expansive outdoor entertaining area, creating a seamless balance between indoor comfort and alfresco living.

The crowning jewel of this property is its private outdoor domain of over 200m2, an expansive terrace and garden that flows to a covered automatic Vergola with built in BBQ facilities, perfect for year-round

3 3 2

FOR SALE
$2,290,000 - $2,490,000

AGENTS

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LJ Hooker

entertaining. It offers a rare lifestyle of serenity in Canberra's most vibrant precinct.

The gourmet kitchen is functional and thoughtfully designed to connect with the living spaces while maintaining a sleek modern aesthetic. Featuring stone benchtops, premium Bosch appliances, gas cooking and ample storage, it offers both style and practicality for everyday living and entertaining alike.

Accommodation is generous and well considered across two levels, all bedrooms capture views of the lake. All bedrooms include built-in robes and plush carpeting, while the main bedroom is situated on the main level and enjoys the privacy of a well-appointed ensuite complete with marble stone benchtops, a luxurious double shower, underfloor heating and a bathtub. A wide staircase enhances the architectural flow between levels, reinforcing the home's sense of openness and sophistication.

Thoughtful design elements elevate the residence throughout, including zoned ducted air conditioning, double-glazed windows for comfort and efficiency. A spacious downstairs bathroom with integrated laundry facilities further enhances practicality.

Located within the well-managed Eastlake complex, residents benefit from on-site building managers and a vibrant Foreshore lifestyle just moments from the cafés, restaurants and scenic walking paths surrounding Lake Burley Griffin.

Features:

- Penthouse living
- Spectacular waterfront residence in the heart of Kingston Foreshore
- Uninterrupted views across the waterfront towards Kings Avenue Bridge and Black Mountain Tower
- Expansive open plan living and dining area with high ceilings
- Floor-to-ceiling windows capturing natural light and iconic Canberra views
- Seamless indoor/outdoor flow to a 200m2 private entertaining terrace
- Covered automatic Vergola for year-round entertaining
- Built-in outdoor BBQ area
- Private upstairs balcony with elevated waterfront views
- Gourmet kitchen with:
  - stone benchtops
  - Premium Bosch appliances
  - Gas cooktop
- Built-in robes and plush carpeting in all bedrooms
- Lower ground Main bedroom and ensuite
- Luxurious main ensuite with:
  - Marble stone benchtops with double basin
  - Double shower
  - Bathtub
  - Underfloor heating
- Expansive built in wardrobes
- Fibre to the premises is available at the apartment
- Two additional upstairs bedrooms with shared bathroom and separate toilet
- Gas fireplace
- Double-glazed windows
- Double garage with electric door (close to lift)
- EV chargers are available in the Waterfront complex
- Balcony engineered for swimming pool addition
- Ground floor powder room
- Built-in storage throughout
- Full size laundry
- Both ensuites provide underfloor heating

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- Intercom access
- Daiken heating and cooling system
- Dedicated home office area

Key Figures (approximations)

EER: 6
Rates: $1,285pq
Land Tax (for investors): $1,747.60pq
Strata: 5,683.39 pq
Internal Living: 194sqm
Outdoor Living: 204 sqm
Garage: 34sqm
Year Built: 2007

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	1UJXFMF
Property Type	Apartment
EER	6
Including	Study
	Balcony
	Dishwasher
	Floorboards
	Built-in-Robes

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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.

76/11 Eastlake Pde, Kingston

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