

15/44 Constitution Avenue, Parkes, ACT 2600



Sold Apartment

Thursday, 9 November 2023

15/44 Constitution Avenue, Parkes, ACT 2600

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



Kaylene King

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Contact agent

Auction Location: On Site This magnificent north-facing apartment is not just an abode, it's a testament to refined aesthetics and modern living, waiting for you to experience first-hand. As soon as you enter, the expansive open-plan living area captivates with its generous 2.7-meter-high ceilings and expansive floor-to-ceiling double-glazed windows, bathing the space in natural light and greenery, with views to Mt Ainslie. The aura of tranquillity and the inviting warmth will make you feel instantly at home. Anchoring the heart of this residence is the kitchen—a showcase of exquisite craftsmanship and state-of-the-art design. Featuring an oversized island benchtop and a generous walk-in pantry, it's a culinary artist's dream. Entertain guests into summer on your 22sqm terrace. The master bedroom is complete with a Juliette balcony, walk in robes and relaxing bath in the oversized ensuite. The Residence thoughtfully includes a dedicated laundry room and offers an impressive array of storage solutions. 'The Griffin' elevates your lifestyle with a suite of premium onsite amenities. Indulge in the health and wellness centre, complete with a 25-metre indoor lap pool, and revitalizing steam and sauna rooms. Fitness enthusiasts will delight in both the weights and cardio gyms, while the evolving outdoor gardens promise serene moments. Experience seamless connection to the outdoors with direct pedestrian access to Lake Burley Griffin and Commonwealth Park, effectively extending your living space into the scenic surroundings and offering access to nearby entertainment and Regatta Point restaurant and cafe. For your convenience, The Griffin Concierge service is available to lend a helping hand, from managing deliveries to handling day-to-day requests for peace of mind. Nestled on Constitution Avenue, the Canberra Centre is a short walk or bike ride where dining, shopping, and entertainment await, or stay local and explore neighbouring Campbell, with its restaurants and cafes at C5. This high-calibre residence is a rare find, and the opportunity to make it yours is now. Secure your viewing or express your interest promptly; this is not just an apartment, it's a lifestyle elevation.

Property Highlights:

- Expansive living: 129sqm + 22sqm of balcony
- Loftly 2.7m ceilings with double glazed windows
- Premium engineered flooring and bespoke joinery throughout
- State-of-the-art Miele appliances and opulent fixtures
- Spacious walk-in pantry and full-size separate laundry
- Luxurious bathrooms with height tiling and underfloor heating
- Built-in storage in all bedrooms, including a custom-fitted walk-in robe in the master suite
- Ducted reverse cycle air conditioning for year-round comfort
- Dual car spaces, additional storage, and EV charger
- Access to 25m indoor lap pool, steam and sauna, and dual fitness centres
- High-speed NBN Fiber To The Premises
- Direct access to Lake Burley Griffin for leisure and commutes

• Rates; \$697.22 per quarter

• Body corp; \$1,155.40 per quarter