

168/44 Constitution Avenue, Campbell, ACT 2612



Apartment For Sale

Tuesday, 30 January 2024

168/44 Constitution Avenue, Campbell, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 82 m2

Type: Apartment



Antony Damiano
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Georgia Mikic
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Auction

Auction Location: LJ Hooker In Rooms Indulge in luxurious living at The Griffin with this stunning top-floor 1-bedroom apartment, offering a spacious and lush retreat in the heart of the city. Wake up to breathtaking views of the serene lake and iconic Parliament House and revel in the magic of fireworks right from your private balcony. The living area is thoughtfully designed to effortlessly accommodate both dining and lounge settings, offering a versatile space for relaxation and entertaining. Graceful windows adorn the living area, welcoming abundant natural light into the space, which boasts a 61m² internal living area and an expansive 21m² balcony. The kitchen is a masterpiece, featuring a stone benchtop and a convenient breakfast bar, along with top-of-the-line Miele cooking appliances, an integrated dishwasher, glass feature cabinetry, and a sleek ducted range hood. Every culinary desire is met in this well-appointed space. Additionally, a separate laundry, complete with its own washer/dryer and sink, adds an extra layer of practicality to your daily routines. The bedroom, generously adorned with built-in storage, provides a harmonious blend of elegance and functionality. A separate bathroom ensures privacy and convenience, while plentiful linen space caters to your storage needs seamlessly. The Griffin offers outstanding amenities onsite including a health and wellness centre with 25m indoor lap pool, steam and sauna rooms, separate weights and cardio gyms, large outdoor gardens and a true highlight is the direct pedestrian access to the lake and park which expands your backyard in just moments. The Griffin Concierge is also available to be your helping hand when you need it, whether it be newspaper deliveries, receipt of online grocery deliveries with cold-stores available, mail collection, or access to the parcel room and more. Immerse yourself in the sophistication and comfort of this remarkable apartment at The Griffin, where every detail has been meticulously crafted to elevate your living experience and enjoy elegance, comfort, and panoramic views, defining sophisticated urban living.

Features: Single level design Open plan living, kitchen and dining Located on the 8th floor 2.7m high ceilings 1 bedroom & 1 bathroom Quality timber floors Full height glass sliding doors opening from living area to balcony with extensive views Kitchen fitted with stone benchtop and breakfast bar, Miele cooking appliances, integrated dishwasher, glass feature cabinetry and ducted range hood Main bedroom with built-in robes for storage Separate bathroom with underfloor heating Ducted heating & cooling throughout LED down lights throughout Separate laundry South-East Orientation Access to The Griffins communal areas including the outdoor gardens, 25m indoor pool, steam & sauna rooms, weights & cardio gym Concierge service Direct pedestrian & bicycle access to Lake Burley Griffin & Commonwealth Park Basement secured one car space with storage cage NBN fibre to the premises Pet friendly

Essentials: EER: 661m² of Internal Living 21m² Balcony 82m² Total Area Complex: The Griffin Developer: Amalgamated Property Group Builder: Chase Constructions Rates: \$1,938.24 per annum (approx.) Land tax (investors): \$2,322.58 per annum (approx.) Body corporate fees: \$3,310.52 per annum (approx.) Rental estimate: \$590-\$600 per week Strata: Civium Age: 1 year