

# 197/44 Constitution Avenue, Parkes, ACT 2600



## Apartment For Sale

Friday, 22 March 2024

197/44 Constitution Avenue, Parkes, ACT 2600

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 73 m2

Type: Apartment



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## Offers Over \$799,900

Imagine the morning sun in every part of your home, imagine luxurious amenities only an elevator ride away, imagine lake walks every morning with the edge of Lake Burley Griffin only minutes from your door... All of this can be yours at 197 The Griffin. Entering this east-facing apartment on level 3, you will be struck with the green outlook you have from each window and the terrace which all front onto a magnificent deciduous tree. Your view will be ever-changing with the seasons. The apartment has all of the high-end finishes and inclusions that you have come to expect with The Griffin, hardwood flooring throughout the entire home, 30mm stone benchtops, Miele appliances, and ceiling heights extending to 2.7m. You will appreciate the ducted heating and cooling with discreetly positioned condensers not on your balcony. Everything has been thought of for the discerning owner-occupier. The luxurious feel extends to both bathrooms complete with designer vanities, monsoon rain showers, and underfloor heating, perfectly timed for the chillier mornings. This home comes with 2 bedrooms and an additional space that could accommodate a sunny work-from-home space or reading nook. There are multiple storage solutions, both in the apartment, on the terrace, and also in the secure basement parking. Thoughtful design ensures a place for you and everything your lifestyle needs. The location of The Griffin development is unique and perfect for those wanting connectivity to both the lake and the city. The bridge-to-bridge loop is only 1 minute away, and for those wanting to walk to the city, pick up a coffee first at the brand-new Catbird coffee shop, which is conveniently located in the complex. Elevate your living and your lifestyle, inspect as soon as you can.

**The Perks:**

- 2 bedroom, 2 bathroom apartment on level 3 of The Griffin.
- Well positioned with a sunny East facing green outlook.
- Ceiling heights extending to 2.7m throughout the apartment.
- Kitchen complete with 30mm Silestone bench top, undermount double-sink, glass splashback & full height pantry.
- Miele appliances throughout kitchen & laundry.
- Hardwood Timber flooring throughout the living areas and extending to both bedrooms.
- Ducted reverse cycle heating & cooling with the condenser discreetly positioned away from the outside space.
- Generous storage solutions with a triple door linen cupboard in the apartment and clever storage on the balcony.
- Master bedroom suite complete with generous ensuite with monsoon rain shower, double vanity and underfloor heating.
- Secure video intercom entry.
- Storage cage located adjacent to the car spaces.
- 25m swimming pool, cardio gym and weights gym all located on the ground floor of this building.
- Concierge service & library in the hotel style entry lobby.

**The Numbers:**

- EER 6\*s
- Total Living 87m<sup>2</sup>
- Rental Estimate \$690 - \$740 per week
- Rates \$514.95 per ¼
- Strata & Sinking Fund \$842.37 per ¼

**The Location:**

- Lake Burley Griffin 500m
- Australian War Memorial 1.2km
- London Circuit (central Canberra) 1km
- Canberra Theatre Centre 1.4km
- Canberra Airport 6.5 km
- Russell Offices 2km

Explaining the private treaty process:- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.