

219/44 Constitution Avenue, Parkes, ACT 2600



Sold Apartment

Friday, 1 March 2024

219/44 Constitution Avenue, Parkes, ACT 2600

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 90 m2

Type: Apartment



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Step into opulent living with this late 2022 built, 2-bedroom, 2-bathroom, 2-car apartment, meticulously designed to redefine luxury. A highly desired level 5 position within the building, on the Eastern side of the complex, with incredible natural sunlight pouring through the double glazed windows, 2.7 meters ceilings enhancing the feeling of space, yet with a sense of exclusivity with an incredible green leafy outlook. Crafted by the renowned Amalgamated Property Group and brought to life by the skilled hands of Chase Construction in late 2022, this property radiates not just with architectural finesse but also with an inherent warmth and luxe that permeates every corner. Modern amenities and high-end fixtures and fittings are seamlessly woven into the fabric of this property, providing a lifestyle that blends sophistication and comfort. The floorplan consists of two generous bedrooms with built-in robes, ensuite bathroom, main bathroom, separate study area, open plan living and dining, gourmet chef's kitchen featuring illuminated cabinetry, island bench, quality appliances and generous storage, plus internal laundry, spacious and private undercover balcony. In the basement, side-by-side secure parking and a generous storage cage. The highly sought-after 'Griffin' complex features a health and wellness centre, boasting a 25m indoor lap pool, rejuvenating steam and sauna rooms, and dedicated separate weights and cardio gym, The Griffin's, concierge service, mail room and cold storage for food delivery means that you will never miss delivery of groceries or packages. The complex also provides a beautiful outdoor entertaining area, library, multiple lounge and meeting rooms, and outdoor gardens. The location of the Griffin cannot be surpassed – blending the excitement of the city and the tranquillity of Canberra's magnificent nature while still being in close proximity to amenities and Government buildings. Lake Burley Griffin and Commonwealth Park are only a short walk through a dedicated underpass and the Campbell 5 precinct is moments away. Canberra City is less than 1km away, and the Russell Offices, the Parliamentary Triangle, Canberra Airport and the Australian War Memorial are all within an easy commute.* 2 bedroom, 2 bathroom + Separate Study Area apartment in the prestigious 'Griffin' complex* Ceilings Height extending to 2.7 meters throughout the apartment* Ensuite and main bathroom with floor to ceiling tiles, under tile heating and stone benchtops* Built-in robes to both bedrooms* Open plan lounge and dining space* Private undercover balcony perfect for outdoor dining and entertainment* Gourmet kitchen with 30mm Silestone benchtops including island bench, Miele induction cooktop and oven, dishwasher, soft-close illuminated cabinetry, under-mount double-sink, glass splashback & pantry* Study nook off main bedroom, with enclosable door* Linen press cupboards* Large sprawling covered balcony with glass balustrade, with Eastern views* Floor to ceiling double glazed windows* Square set cornicing* LED lighting* Floating engineered timber flooring* Quality wool carpeted bedrooms* Premium window coverings* Ducted reverse cycle heating & cooling with the condenser cleverly positioned on roof of complex* Complex amenities include 25m swimming pool, separate cardio and weight gyms, beautiful common areas for entertaining, multiple meeting and lounge rooms, Library and concierge services, mail room and cool room to ensure deliveries can be made even when you're not home* Side by side basement car accommodation plus storage cage* Secure video intercom entry* Fibre optic broadband* Direct pedestrian and bicycle access to Lake Burley Griffin* Hotel style entry lobby with multiple lifts within EER: 6.0 Rental Estimate \$750-\$780pw Living Size: 90.1sqm total (73.4m2 living + 3.1m2 internal study/winter garden + 13.6m2 balcony) Level 5 Built: Late 2022 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 Strata + Sinking fund: \$870pq (approx.) Council rates: \$516pq (approx.) Land Tax: \$2,486pa (approx. if rented out) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.