

231/44 Constitution Avenue Parkes, Parkes, ACT 2600



Apartment For Sale

Friday, 19 January 2024

231/44 Constitution Avenue Parkes, Parkes, ACT 2600

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 89 m2

Type: Apartment



Samantha Linsdell
0402507902



Amr Bakry
0400284930

\$899,000+

Step into opulent living with this newly constructed 2-bedroom, 2-bathroom apartment, meticulously designed to redefine luxury. Greeted by soaring 2.7M ceilings, the residence beckons you to experience a seamless transition from indoor to outdoor living on the private and expansive balcony, offering a serene retreat with privacy yet sweeping views towards Lake Burley Griffin and beyond. You will be bathed in morning sunlight and natural light throughout the day, but protected from harsh summers thanks to the beautiful foliage that surrounds the building. Crafted by the renowned Amalgamated Property Group and brought to life by the skilled hands of Chase Construction in 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. Spanning an impressive 90m² (approx.) internally, the apartment is complemented by the additional 14.5m² (approx.) balcony, creating a harmonious space for relaxation and entertainment. Situated on level 6, providing an elevated position and a sense of exclusivity with an incredible green leafy outlook, the floorplan provides two generous and segregated bedrooms, a lavish ensuite with bath and a second bathroom, built-in study nook, open plan living and dining, gourmet chef's kitchen, European laundry, entry foyer and generous storage options. The allure extends to the practicality of side-by-side basement parking and 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 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, lounge 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. The 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 + study nook apartment in the prestigious 'Griffin' complex* Bedroom segregation * Main bathroom with floor to ceiling tiles, under tile heating and stone benchtops* Ensuite with stone benchtops, bath tub, enclosable WC, under tile heating and floor to ceiling tiles* Generous walk-in robe in the main bedroom* Built-in robe to bedroom two with sliding mirrored doors* Open plan lounge and dining space* Gourmet kitchen with waterfall 30mm Silestone benchtops, Miele induction cooktop and oven, dishwasher, soft-close cabinetry, under-mount double-sink, glass splashback & double door pantry* Study nook with built-in bench* Ample storage, including an additional linen press cupboards* Square set cornicing * Large sprawling covered balcony with glass balustrade, with views towards Lake Burley Griffin* 2.7M soaring high ceilings throughout* Floor to ceiling double glazed windows* Ducted reverse cycle heating & cooling with the condenser cleverly positioned on roof of complex* Impeccable build quality and details, including square set cornicing, LED lighting, floating engineered timber flooring with quality wool carpeted bedrooms and roller blinds.* Complex amenities include 25m swimming pool, two gyms, beautiful common areas for entertaining, 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 adjacent* Secure video intercom entry* Fibre optic broadband* Direct pedestrian and bicycle access to Lake Burley Griffin* Hotel style entry lobby with multiple lifts within* Strata: \$1,113pq (approx.) Rates: \$566pq (approx.) Built: 2022 EER: 6 stars Living Size: 89.5m² + 14.4m² balcony 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.