

**248/44 Constitution Avenue, Parkes, ACT 2600**

**CIVIUM**

**Apartment For Sale**

Tuesday, 19 December 2023

248/44 Constitution Avenue, Parkes, ACT 2600

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 59 m2**

**Type: Apartment**



Josh Finnigan  
0431023199

**\$619,000**

Don't miss this opportunity to live in this luxurious 1-bedroom top-floor apartment in the new high-end development, The Griffin. Step into modern luxury as this apartment welcomes you with a generously spacious open living area, providing the perfect setting for relaxation and comfort. The stylish kitchen is equipped with all high-end appliances and a generous amount of storage to meet your needs. Enormous windows grace the living space, allowing an abundance of natural light to flood in, while a charming balcony offers breathtaking views from the top of the complex. To top it all off, a concierge service is at your beck and call, ensuring your every convenience is met. This apartment is in a prime location as the only residential complex in the suburb, with Canberra Centre just a short distance away, the lake within walking distance, easy access to public transport, and the convenience of being a short walk from CIT. Tenant in place on a fixed term ending 16th of November 2023 at \$585 per week. Photos taken prior to tenancy.

- 1 Generously sized bedroom
- Top Floor Apartment
- Stylish Kitchen
- Formal lounge room
- Dining room
- Well-maintained Complex
- Access to complex Pool and Gym
- Concierge service
- 1 Car Garage
- Internal Living space: 59sqm (approx.)
- Rates: \$485pq (approx.)
- Strata: \$478pq (approx.)
- Land Tax: \$583pq (approx.)
- EER: 6

Disclaimer: All information contained in this advertisement is for general marketing purposes only and is to be accurate to the best of our abilities. Civium Property Group does not accept responsibility and is not liable for any error or inaccuracy in the information provided contained herein. We recommend all prospective purchasers to make a further enquiry to verify the information contained herein.