

25/44 Constitution Avenue, Reid, ACT 2612

PURNELL
SINCE 1987

Apartment For Sale

Saturday, 24 February 2024

25/44 Constitution Avenue, Reid, ACT 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Sam Glyde
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Nick Purnell
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\$849,000+

Step into the pinnacle of luxury living in this meticulously designed 2-bedroom, 2-bathroom apartment, promising to redefine opulence. Upon entry, be greeted by the expansive space adorned with soaring 2.7-meter ceilings, seamlessly merging indoor and outdoor living with the private balcony offering breathtaking views stretching towards Black Mountain Tower. Indulge in modern luxury with elegant hardwood flooring enhancing the main living areas, while ducted heating and cooling ensure year-round comfort. The chef's kitchen is a masterpiece of culinary delight, boasting designer illuminated cabinetry and top-of-the-line Miele appliances. Retreat to the spa-like bathrooms, featuring underfloor heating, offering a serene sanctuary for relaxation after a long day. This remarkable residence doesn't just offer luxury but also practicality, with ample storage options, a video intercom system ensuring seamless guest access, and a single car space in the secure basement parking area. Experience a lifestyle where sophistication meets comfort, where every detail has been meticulously crafted to elevate your living experience to unparalleled levels of grandeur.

Features* Located on level 3* 2.7m ceiling heights throughout* Kitchen with 30mm Silestone waterfall benchtop, undermount double sink, glass splashback* Miele appliances in kitchen and laundry* Hardwood timber flooring in living areas, wool carpets in bedrooms* Ducted reverse cycle heating and cooling* Linen cupboard* Bathrooms with underfloor heating* Video intercom entry* Storage cage* Access to 25m swimming pool, cardio gym, and weights gym* Concierge service and library in lobby

• EER 6 Internal living 90m² External living 21m² Rental Estimate \$700 - \$750 per week. Strata & sinking fund \$1,000pp Rates \$554.75pp 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