

44/44 Constitution Avenue, Campbell, ACT 2612



Apartment For Sale

Wednesday, 17 January 2024

44/44 Constitution Avenue, Campbell, ACT 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Ben Wilson

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Auction 15/02/2024

Being the first 2-bedroom apartment to come to market since this exceptional development completed in late 2022, demand will be high for this stunning home. Popular with discerning owner-occupiers, The Griffin has set new standards for apartment living in Canberra. Envisioned by the award-winning Amalgamated Property Group and constructed by the esteemed Chase Construction, you will appreciate the immaculate attention to detail that has been executed in this apartment and throughout the entire complex. Upon entry, you will notice the dual aspect that this apartment has, light streams into the living space in the morning and the balcony captures sunsets in the evening. The position on the floor sees no common walls to the apartment, adding to the sense of privacy given with this home. Luxurious hardwood flooring graces the main living areas, 2.7m high ceilings complement the ambiance and enhance the feeling of space. Ducted heating and cooling ensure year-round comfort, with the chef's kitchen featuring designer illuminated cabinetry and top-of-the-line Miele appliances. The spa-like bathrooms, complete with underfloor heating, continue the tone of luxurious living, providing a serene retreat for relaxation with the master bathroom complete with free standing bathtub. Other features enhancing the liveability include multiple storage options, video intercom for greeting guests, and 2 side-by-side car spaces in the secure basement car park. The living space seamlessly flows onto the generous balcony with space for entertaining and relaxing, with views to Telstra Tower on one side and lush greenery on the other. The position in the development gives the feeling of seclusion and sanctuary. Life at The Griffin truly offers a 5-star living experience with easy access to the onsite 25m swimming pool, steam and sauna facilities, in addition to the separate cardio and weights gyms. The Griffin goes beyond the ordinary, providing additional amenities such as a concierge service, cold storage for food deliveries, a library and multiple lounges and meeting rooms for residents to enjoy. The development's prime location is equidistant from the city and Campbell, allowing residents to take a short stroll to avail of Canberra's best dining, coffee, and entertainment options. Moreover, with almost direct access to Lake Burley Griffin from the development, residents can enjoy the amenity of the lake, with its edge less than a 5-minute stroll away. Looking for the best of what Canberra has to offer in terms of apartment living? Ensure to inspect as soon as you can. The Perks: • 2 bedroom, 2 bathroom apartment on level 5 of The Griffin. • Well positioned at the end of the corridor with no walls shared with other apartments. • Ceiling heights extending to 2.7m throughout the apartment. • Kitchen complete with waterfall 30mm Silestone bench top, undermount double-sink, glass splashback & double door pantry. • Miele appliances throughout kitchen & laundry. • Hardwood Timber flooring throughout the living areas and luxurious wool carpets to the bedrooms. • Ducted reverse cycle heating & cooling with the condenser discreetly positioned away from the outside space. • Generous storage solutions with 3 double door linen cupboards in the apartment. • Master bedroom suite complete with spacious walk-through wardrobe leading into generous ensuite with designer bathtub, 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 • Internal living 90m² • External living 21m² • Rental Estimate \$750 - \$780 per week. • Strata & sinking fund \$1,004.95 per 1/4 • Rates \$554.75 per 1/4 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