

77/44 Constitution Avenue, Campbell, ACT 2612



Sold Apartment

Monday, 9 October 2023

77/44 Constitution Avenue, Campbell, ACT 2612

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 216 m2

Type: Apartment



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Contact agent

Auction Location: On-Site Your home in the heart of Canberra! A world framed by Mount Ainslie where luxury living meets urban sophistication is this 3-bedroom penthouse. Offering breathtaking views, and generous living space, this penthouse is designed to impress. The moment you step inside, you will be welcomed by ample of natural light pouring in through the north-facing windows, establishing a vibrant and cheerful atmosphere throughout the day. The inviting and tranquil ambiance is further heightened by the open layout, immediately creating a homely feel. Beyond the 179m² living space, you'll discover a charming 38m² balcony, providing a secluded and welcoming outdoor area perfect for year-round relaxation, unwinding, and entertainment. The generously proportioned kitchen has been attentively planned, showcasing high-end amenities such as a generous stone island countertop, Miele appliances, and modern cabinetry. This chic and practical space makes cooking and hosting guests a breeze. As the only residential offering in the suburb, it is likely that you are unfamiliar with the location of Parkes. However, you will find that the site is both remarkable and very well known. Situated on Constitution Avenue, the same cafe-lined street that continues into Campbell, and abutting Anzac Parade. Your access to the best of Canberra is completely unimpeded. The Griffin offers outstanding amenities onsite including a health and wellness centre with 25m indoor lap pool, steam and sauna rooms, separate weights and cardio gyms, large outdoor gardens and a true highlight is the direct pedestrian access to the lake and park which expands your backyard in just moments. The Griffin Concierge is also available to be your helping hand when you need it, whether it be newspaper deliveries, receipt of online grocery deliveries with cold-stores available or mail collection and more. Don't miss this opportunity to secure a luxurious penthouse in a highly sought-after location and complex. Contact us today to arrange a viewing and make this your home. *Please note that the bath tub has been removed from the main bathroom and has been replaced with a second vanity. Features: - Single level design- Quality timber floors- North facing apartment with abundance of natural light - 2.7m Ceilings - Zip Water filter in the kitchen- Open plan living & dining which comfortably accommodates a lounge suite & dining setting- Full height glass sliding doors opening from living area to balcony with extensive views- Kitchen fitted with stone bench tops & breakfast bar, Miele cooking appliances, integrated dishwasher, and ducted range hood- Modern appliances and cabinetry- Walk in pantry - Large main bedroom with walk-in-robe- Ensuite and separate bathroom- Floor to ceiling tiles in the bathroom- Separate laundry - Access to the Griffins communal areas including the outdoor gardens, 25m indoor lap pool, steam & sauna rooms, weights & cardio gyms - Basement secured double car spaces - NBN Fibre to the premises- Pet friendly- 179m² of living- 38m² external- 217m² total living Essentials:- EER: 6- 8th floor - Single level apartment- Rates: \$3,192.94 per annum (approx.)- Land tax (investors): \$3,962.84 per annum (approx.)- Body corporate fees: \$4,576.40 per annum (approx.) - Rental estimate: \$1,000-\$1,100 per week