

# 94/44 Constitution Avenue, Parkes, ACT 2600



## Unit For Sale

Tuesday, 6 February 2024

94/44 Constitution Avenue, Parkes, ACT 2600

Bedrooms: 1

Bathrooms: 1

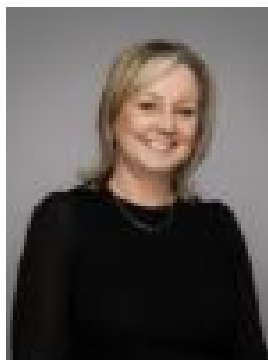
Parkings: 1

Area: 58 m2

Type: Unit



Belinda Riding  
0437363124



Fiona Murray  
0409582102

**\$649,000 +**

Dive headfirst into a realm of sophisticated living with this 1-bedroom plus study apartment designed for discerning buyers who demand nothing but the best, every detail has been meticulously curated to create a haven of style & comfort reminiscent of a 5- star hotel. This wonderful apartment offers versatile living with a sophisticated study that can easily transform into a chic second bedroom or guest room, adapting effortlessly to your dynamic lifestyle. Enjoy culinary delights with Miele appliances, induction cooktop & elegant 30mm stone benchtops. Glass cabinets with display lights add a touch of flair to your kitchen. Immerse yourself in the lap of luxury with a lavish indoor heated pool, promising year-round relaxation at your convenience. Equipped with a gym, sauna & steam room you will enjoy state of the art facilities & a spa like wellness haven. Experience the convenience & added level of security of an on-site concierge, equipped with a cold room for seamless deliveries & a dedicated mail room, ensuring your sanctuary remains serene & secure. Entertaining in your own secure oversized courtyard will be a breeze with direct access to the common area makes it a perfect retreat for your furry family members plus you will enjoy the convenience of a dedicated secure car space with additional storage. Ideal location, perfectly situated near Lake Burley Griffin, you will love leisurely walks around the iconic lake just moments away. Tailored for professionals, enjoy easy access to Defence offices & embrace the vibrant city life with attractions & conveniences right at your doorstep. Highlights: Study or multipurpose room Downlights throughout Double glazed floor to ceiling windows Reverse cycle heating & cooling Miele appliances inc. dishwasher Induction cooktop Display lights in kitchen cabinets 30mm stone benchtops Soft closing drawers Microwave nook Glass splashback Block out blinds & sheer curtains Hardwood Palazzo oak flooring Matte brushed metallic tapware Heated floor tiles in bathroom European laundry Storage with car space Superb oversized secure courtyard with access on to the common area Indoor heated pool Gym, sauna & steam room On site concierge with cold room for deliveries & mail room Security & intercom Close proximity to Lake Burley Griffin, Defence offices & all the city has to offer Essentials: Approximations Built: 2022 Living: 58m<sup>2</sup> Courtyard: 29.5m<sup>2</sup> Rates: \$1,913 per annum Land tax: \$2,290 per annum (Investors Only) Strata: \$2,768 per annum Estimated Rental Return: \$660 - \$680 per week EER: 6