

103/44 Constitution Avenue, Parkes, ACT, 2600



Apartment For Sale

Thursday, 5 September 2024

103/44 Constitution Avenue, Parkes, ACT, 2600

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment

Luxury apartment in City location.

What you see:

Optimal city location, views and contemporary styling.

What we see:

The luxury and convenience a high-end inner city product

See more:

Views of Lake Burley Griffin, classic Canberra city skyline with telstra tower and the Captain Cook water fountain.

Luxury complex developed by award winning Amalgamated Property Group,

Facilities include 25m indoor pool, sauna & steam room and 2 gyms

North-west facing outlook maximising natural light, quiet and privacy

Designer kitchen with stone benchtops, gold detail & soft close joinery

New pendant feature lighting and feature display cabinetry with lighting in kitchen

Miele appliances

Master suite with walk through robe & en-suite bathroom

2nd bedroom with built in robe

Functional and versatile study nook away from living area

Bathrooms with floor to ceiling tiling & underfloor heating

Wide balcony spanning the length of the apartment

Balcony appointed with power outlet and water tap

2.7m ceilings

Generous storage

Double glazed windows

Engineered timber floors

European laundry with dryer

Ducted reverse cycle heating & cooling

Block out roller blinds throughout

Video intercom

concierge service services provided

Direct access via pedestrian tunnel to Lake Burley Griffin, walking and cycling paths

2 minute walk to Lake Burley Griffin

5 minute walk to the City Centre

7 minute drive to Mount Ainslie

7 minute drive to Parliament House

Living: 90m²

Balcony: 21m²

Total: 111m²

Built: 2022

EER: 6.0

Strata: \$1,052 per quarter

Rates: \$567 per quarter

Land Tax: \$724 per quarter