

**196/44 Constitution Avenue, Campbell, ACT 2612**



**Apartment For Rent**

Tuesday, 25 June 2024

196/44 Constitution Avenue, Campbell, ACT 2612

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Grace Bowman

0472759453

## **\$780 Per Week**

This is not just any apartment, this is 'The Griffin'! Offering timber flooring to all living areas, under-tile heating to all bathrooms, ducted heating and cooling, externally ducted rangehood, feature glass cabinetry and luxurious 30 millimetre stone benchtop are all standard. Additional amenities include a Wellness Centre incorporating a 25 metre indoor lap pool, steam room and sauna and uniquely segregated weights and cardio gyms. The Griffin offers a concierge service, available to be your helping hand when you need it - whether it be newspaper deliveries, grocery deliveries (with cold stores available) or mail collection and more. Direct pedestrian and bicycle access to Lake Burley Griffin and just a walking distance to iconic Canberra landmarks. Features include:- Under-tile heating to all bathrooms- Elegant kitchen with stone benchtops, glass overhead cabinets and soft close drawers- Premium Miele appliances and walk-in pantry- 2.7 metre high ceilings- Floor to ceiling double glazed windows- Fully ducted reverse cycle heating and cooling- Quality engineered timber floors- Fibre optic broadband- Video intercom system for visitors No current EER The property has a valid exemption and is not required to comply with the minimum ceiling insulation standard. Suburb Snapshot Located in Campbell are the Australian War Memorial, Royal Military College, Duntroon, the Australian Defence Force Academy, and the Commonwealth Scientific and Industrial Research Organisation Corporate Headquarters. Also with addresses in the suburb are the 'Ainslie Village' accommodation centre for people with special needs and the Campbell Park Offices. Schools located in the suburb include Campbell High School, Campbell Primary School and Canberra Grammar Northside Infant School. Disclaimer: Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER CANBERRA CITY does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances. PETS: Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises. RENTING

BOOK: [https://www.justice.act.gov.au/\\_data/assets/pdf\\_file/0008/2443472/Renting-Book-May-2024.pdf](https://www.justice.act.gov.au/_data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.pdf)