

196/44 Constitution Avenue, Parkes, ACT, 2600



Apartment For Sale

Saturday, 21 September 2024

196/44 Constitution Avenue, Parkes, ACT, 2600

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment

Luxury Living at The Griffin – Exclusive Investment within the Parliamentary Triangle

Discover a rare opportunity to purchase a full floor apartment at "The Griffin", where sophistication meets convenience in the heart of Canberra.

Designed to offer the pinnacle of modern living, this apartment is a sanctuary of style and comfort, featuring premium finishes and state-of-the-art amenities within the complex.

Apartment Features:

- Under-tile heating in all bathrooms for ultimate comfort
- Sleek kitchen with 30mm stone benchtops, glass cabinetry, and soft-close drawers
- High-end Miele appliances
- Expansive 2.7-metre-high ceilings and floor-to-ceiling double-glazed windows
- Quality engineered timber floors throughout the living areas
- Fully ducted reverse cycle heating and cooling for year-round comfort
- Secure video intercom system for added peace of mind

Unmatched Amenities: The Griffin offers an exceptional array of amenities designed to enhance your lifestyle, including:

- 25-metre indoor lap pool, steam room, and sauna
- Segregated weights and cardio gyms for focused workouts
- Concierge service to assist with package deliveries, groceries and goods collection
- Direct access to Lake Burley Griffin's walking and cycling paths
- A short stroll to Canberra's most iconic landmarks

Essential numbers

- 102m² of internal living space plus a wraparound balcony
- Rental income: \$ 760/week (the apartment is currently leased until 17/7/25)
- Strata levies: \$ 1,140 p/q approx.
- Rates: \$ 605 p/q approx.
- EER 6

Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.