

24/44 Constitution Avenue, Parkes, ACT, 2600



Apartment For Sale

Tuesday, 10 September 2024

24/44 Constitution Avenue, Parkes, ACT, 2600

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Antony Damiano

Arguably Canberras Most Prestigious Address

Indulge in luxurious living at The Griffin with this stunning 3rd floor 1-bedroom + study apartment, offering a spacious and lush retreat in the heart of the city. Wake up to tree lined views of commonwealth park and take advantage of all that's at your fingertips with direct access to Lake Burley Griffin.

The living area is thoughtfully designed to effortlessly accommodate both dining and lounge settings, offering a versatile space for relaxation and entertaining. Graceful windows adorn the living area, welcoming abundant natural light into the space, which boasts a 61m² internal living area and an expansive 17m² balcony.

The kitchen is a masterpiece, featuring a stone benchtop and a convenient breakfast bar, along with top-of-the-line Miele cooking appliances, an integrated dishwasher, glass feature cabinetry, and a sleek ducted range hood. Every culinary desire is met in this well-appointed space. Additionally, a separate laundry, complete with its own washer/dryer and sink, adds an extra layer of practicality to your daily routines.

The bedroom, generously adorned with built-in storage, provides a harmonious blend of elegance and functionality. A separate bathroom ensures privacy and convenience, while plentiful linen space caters seamlessly to your storage needs.

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, mail collection, or access to the parcel room and more.

Immerse yourself in the sophistication and comfort of this remarkable apartment at The Griffin, where every detail has been meticulously crafted to elevate your living experience and enjoy elegance, comfort, and panoramic views, defining sophisticated urban living.

Features:

Single level design

Study room/ additional bedroom option

Open plan living, kitchen and dining

Located on the 3rd floor

Double glazed windows

2.7m high ceilings

Quality timber floors

Full height glass sliding doors opening from living area to balcony

Kitchen fitted with stone benchtop and breakfast bar, Miele cooking appliances, integrated dishwasher, glass feature cabinetry and ducted range hood

Main bedroom with built-in-robies for storage

Separate bathroom with underfloor heating

Ducted heating & cooling throughout

LED down lights throughout

Separate laundry

South-West Orientation

Access to The Griffins communal areas including the outdoor gardens, 25m indoor pool, steam & sauna rooms, weights & cardio gym

Concierge service

Direct pedestrian & bicycle access to Lake Burley Griffin & Commonwealth Park

Basement secured one car space with storage cage

NBN fibre to the premises

Pet friendly

Essentials:

EER: 6

61m² of Internal Living

17m² Balcony

78m² Total Area

Developer: Amalgamated Property Group

Builder: Chase Constructions

Strata: Civium

*Agents Interest to be made known

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