

**246/44 Constitution Avenue, Parkes, ACT 2600**



**Apartment For Sale**

Wednesday, 26 June 2024

246/44 Constitution Avenue, Parkes, ACT 2600

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 81 m2**

**Type: Apartment**



Carly Clough  
0262133999

## UPCOMING AUCTION

Designed by award winning Amalgamated Property Group with the executive in mind, apartment 246 within The Griffin showcases the highest level of sophistication and inclusions. Elegance and quality underpin the finishes complete with generous use of space, warm sun-soaked rooms, high ceilings and an unbeatable location to match. The location is like no other – situated on Constitution Avenue, the same café-lined street that continues into the ever popular suburb of Campbell. Not far from The Griffin is the Parliamentary Triangle and a wide range of Government Offices, offering complete convenience for those seeking an easy commute to work. On your doorstep is the Mount Ainslie reserve as well as a direct underpass to Lake Burley Griffin. With views over Commonwealth Park, The Griffin is perfectly positioned alongside the city and access to the best of Canberra is completely unimpeded. The Griffin oozes luxury and offers a concierge service for deliveries and mail collection. Outstanding health and wellness amenities are all onsite including a 25 metre indoor lap pool, separate weights and cardio rooms, steam and sauna room. The matured outdoor gardens are a true highlight and with direct access to iconic Canberra landmarks, your backyard expands in just moments. Features overview: - 2 bedrooms, 2 bathrooms and study nook - Large entertainers balcony - Stunning views over Lake Burley Griffin - Resort style amenities - Expansive designer kitchen with stone benchtops and Miele appliances - Incredible amount of storage and soft closing joinery - Master bedroom with oversized walk-in wardrobe and ensuite with freestanding bath - Second bedroom with large built in mirrored wardrobe - Both bathrooms with underfloor heating and floor to ceiling tiling - Ducted heating and cooling - Double block out electric blinds - Large double-glazed windows and sliding doors - Engineered floorboards in the kitchen and living, carpeted bedrooms - 2 secure basement car parks and storage cage Apartment 246 in The Griffin: - Year built: 2022 - EER: 6 - Level 7 (8 levels in the complex) - 81m<sup>2</sup> living and 12m<sup>2</sup> balcony, total area 93m<sup>2</sup> approx. - Body Corporate Management: Civium Strata Management - Body corporate levies: \$1,114.00 per quarter approx. - Rates: \$566.00 per quarter approx. - Rental estimate: \$750.00 to \$775.00 per week approx.