

72/44 Constitution Avenue, Parkes, ACT, 2600



Apartment For Sale

Wednesday, 2 October 2024

72/44 Constitution Avenue, Parkes, ACT, 2600

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment

Exclusive Apartment Living in the Heart of the City!

Welcome to the epitome of luxury living in one of Canberra's most prestigious complexes, The Griffin. Conveniently situated in the heart of the Nation's Capital, this is your chance to own a stunning apartment that offers an unbeatable combination of location, style, and comfort.

Situated on level 7 and boasting breathtaking views across Lake Burley Griffin and Telstra Tower, this apartment is just moments away from Canberra's most iconic landmarks. Whether you're strolling to nearby restaurants, enjoying the vibrant city centre, or commuting to your workplace, everything you need is at your doorstep.

Upon inspection you will be impressed by the high-end features that define sophistication. From the timber floorboards and heated bathroom tiles to the impressive 2.7m high ceilings and double glazing that ensure year-round comfort. The modern kitchen comes fully equipped with premium Miele appliances and stone waterfall benchtops.

The Griffin oozes luxury and residents have access to complex amenities and services which are distinctly elevated. For those who love the outdoors and nature, on your doorstep is the Mount Ainslie reserve as well as a direct underpass to Lake Burley Griffin. The Griffin is perfectly positioned alongside the city and access to the best of Canberra is completely unimpeded. This apartment is ideal for those seeking to purchase within a reputable complex to occupy themselves or to add to their investment portfolio.

Don't miss this opportunity to own a slice of high-end Canberra living!

The features:

- 1 bedroom + multipurpose/study room OR 2 bedrooms
- Full length balcony spanning 16m² with southwest orientation
- VIEWS towards Parliament House, Lake Burley Griffin and Telstra Tower
- Incredible amount of storage
- Bathroom with underfloor heating and floor to ceiling tiles
- Expansive designer kitchen with stone waterfall benchtops and Miele appliances
- Resort style amenities including concierge service, 25 metre indoor lap pool, separate weights and cardio rooms, steam and sauna room, library and meeting room
- Ducted heating and cooling
- Blinds and sheer curtains
- Engineered floorboards in the kitchen, living and study
- Double glazed windows and sliding doors
- Secure basement car park and storage cage
- An unmatched location in the heart of Canberra

The facts:

- Designed by Amalgamated Property Group, built by Chase
- Year built: 2022
- EER: 6
- Level: 7 (8 levels in the complex)
- Living size: 61m² approx.
- Balcony size: 16m² approx.
- Body corporate management: Civium Strata Management
- Body corporate levies: \$692.00 per quarter approx.
- Rates: \$492.00 per quarter approx.
- Land tax (if rented): \$570.00 per quarter approx.
- Weekly rental appraisal: \$600 to \$620 (unfurnished), \$620 to \$650 (furnished)

Please note: our sellers are willing to sell the furniture within the apartment. For more information, please contact the agents.