

**74/44 Constitution Avenue, Parkes, ACT 2600**



**Apartment For Sale**

Sunday, 23 June 2024

74/44 Constitution Avenue, Parkes, ACT 2600

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 85 m2**

**Type: Apartment**



Liah Kang

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**\$987,000**

Positioned in Canberra's most exclusive residential suburb, this unit is truly desired by those seeking high-quality living. Wake up to warm natural sunlight and spectacular views across Lake Burley Griffin and the iconic Parliament House. The spacious open-plan living area is thoughtfully designed to accommodate both dining and lounge settings, capturing natural sunlight through full-sized double-glazed doors. Two spacious bedrooms are positioned at each end of the unit, sharing the equally stunning lake and mountain view as well as the natural light. The second bedroom is conveniently close to the bathroom with underfloor controllable heating. The kitchen is equipped with premium Miele appliances, including an integrated dishwasher and induction cooktop. Residents have access to a 25-meter lap pool, steam room, sauna, and gym with separate cardio and weight rooms. The outdoor living space is perfect for gatherings, and the concierge service handles deliveries utilising the cold food storage and ensures security. Two secure underground car spaces are conveniently situated near the lift, along with lock-up storage in the basement.

**Location:**

- Prime location offering a variety of restaurants, bars, and cafes, hair dressers and more
- 10-minute walk to Canberra City
- 15-minute drive to the airport
- 1-minute CIT Reid Campus

**Amenities:**

- 25-meter lap pool, steam room, and sauna
- Gym with separate cardio and weight rooms
- Outdoor entertainment gathering area
- Concierge service to handle deliveries or other assistance
- Cool storage for cold deliveries

**Additional Features:**

- Electronic blinds
- Moments away from pedestrian and bicycle access to Lake Burley Griffin
- Underfloor heating in all bathrooms
- 30mm stone-topped island benchtop
- Overhead glass cabinets
- Soft-close drawers
- Premium Miele appliances
- Externally vented rangehood & walk-in pantry
- 2.7-meter-high ceilings
- Floor-to-ceiling double-glazed windows
- Fully ducted reverse cycle heating & cooling
- Quality engineered timber flooring in living area
- High quality carpet in all bedrooms
- Concierge service - cold storage, parcel collection and security
- Video intercom access
- European laundry equipped with a dryer and sink

**Other:**

- Built in 2024 only 8 units in 8th floor which is the highest level
- Total 106 sqm unit, 85 sqm living + 21 sqm balcony
- Strata \$1,113 Per Quarter
- Rates \$571 Per Quarter