

# 8/43 Constitution Avenue, Reid, ACT 2612

## Apartment For Sale

Friday, 9 February 2024

8/43 Constitution Avenue, Reid, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Brett Hayman  
0411414624



Martin Faux  
0421593602

**\$499,000**

This elegant one-bedroom apartment presents an urban living experience within a short stroll to Canberra's CBD, cafes, minutes to Lake Burley Griffin. From the meticulously planned kitchen seamlessly integrated with the living/dining area, that extends to your private alfresco area where you can take in the sights of Canberra such as Black Mountain Tower, Captian Cook Fountain while drinking your morning coffee. Accommodation is provided by one bedroom with full length custom robes and ensuite bathroom that exudes luxury, with stone vanity and frameless glass shower screens. An outstanding opportunity, an inspection is highly recommended. Features include:- One bedroom with full length custom built in robes - Quality kitchen stone bench tops and gas cooking - Carpeted in the living and bedroom.- All in one washer and dryer (in kitchen)- Floor to ceiling double glazed windows and sliding doors- Private balcony with views to Black Mountain Tower - Reverse cycle heating and cooling.- Ensuite bathroom with quality inclusions - One allocated carpark and storage - Stroll to Canberra's CBD, Cafes and restaurant's- Walk to Lake Burley Griffin Complex:- Secure entry - Roof top entertaining area with views to Lake Living: 58 sqmBalcony: 11 sqmEER: 6Rates: \$1,787 pa (approx.)Land Tax: \$2,177 pa (approx.)