

## Campbell, 146/44 Constitution Avenue

Fully Furnished - Luxury Living At The Griffin

This is not just any furnished apartment, this is 'The Griffin'! Offering fully furnished and timber flooring to all living areas, under tile heating to all bathrooms, ducted heating and cooling, externally ducted rangehood, feature glass cabinetry and luxurious 30 millimetre stone benchtop are all standard.

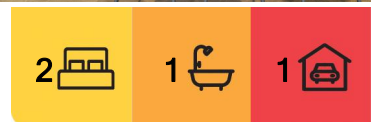
Additional amenities include a Wellness Centre incorporating a 25 metre indoor lap pool, steam room and sauna and uniquely segregated weights and cardio gyms. The Griffin offers a concierge service, available to be your helping hand when you need it - whether it be newspaper deliveries, grocery deliveries (with cold stores available) or mail collection and more.

Features include:

- Separate study or multipurpose room
- Fully furnished



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Lease**  
Please Call

**View**  
[ljhooker.com.au/2D1UFHK](http://ljhooker.com.au/2D1UFHK)

**Contact**  
**Khloe Zhang**  
0472 759 453  
[khloe.zhang@ljhcanberracity.com.au](mailto:khloe.zhang@ljhcanberracity.com.au)

**EER** ★★★★★

**LJ Hooker Canberra City**  
**(02) 6249 7700**

- Under tile heating to bathroom
  - Elegant kitchen with stone benchtops, glass overhead cabinets and soft close drawers
  - Premium Miele appliances and walk-in pantry
  - 2.7 metre high ceilings
  - Floor to ceiling double glazed windows
  - Fully ducted reverse cycle heating and cooling
  - Quality engineered timber floors
  - Fibre optic broadband
  - Video intercom system for visitors
  - Direct pedestrian and bicycle access to Lake Burley Griffin
  - Walking distance to iconic Canberra landmarks
- No current EER

The property has a valid exemption and is not required to comply with the minimum ceiling insulation standard.

This property is awaiting an insulation information from the Owners Corporation.

This property features an embedded network for internet NBN Opticom as well as hot water and electricity, with tenants required to connect to Energy locals.

#### Suburb Snapshot

Located in Campbell are the Australian War Memorial, Royal Military College, Duntroon, the Australian Defence Force Academy, and the CSIRO Corporate Headquarters. Also with addresses in the suburb are the 'Ainslie Village' accommodation centre for people with special needs and the Campbell Park Offices.

Schools located in the suburb include Campbell High School, Campbell Primary School and Canberra Grammar Northside Infant School.

#### Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER CANBERRA CITY does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

#### PETS:

Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises.

#### RENTING BOOK:

[https://www.justice.act.gov.au/\\_data/assets/pdf\\_file/0008/2443472/Renting-Book-May-2024.pdf](https://www.justice.act.gov.au/_data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.pdf)



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## More About this Property

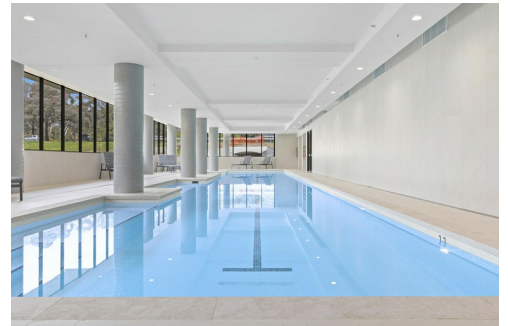
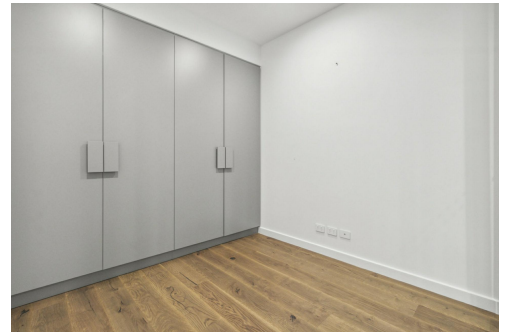
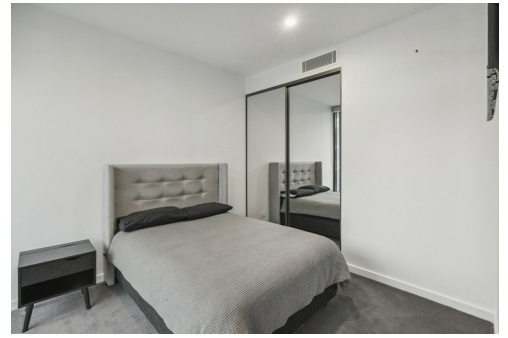
<b>Property ID</b>	2D1UFHK
<b>Property Type</b>	Apartment
<b>Including</b>	Air Conditioning Balcony Dishwasher Floorboards

**Khloe Zhang 0472 759 453**

Property Investment Manager | [khloe.zhang@ljhcanberracity.com.au](mailto:khloe.zhang@ljhcanberracity.com.au)

**LJ Hooker Canberra City (02) 6249 7700**

1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601  
[canberracity.ljhooker.com.au](http://canberracity.ljhooker.com.au) | [canberracity@ljhooker.com.au](mailto:canberracity@ljhooker.com.au)



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