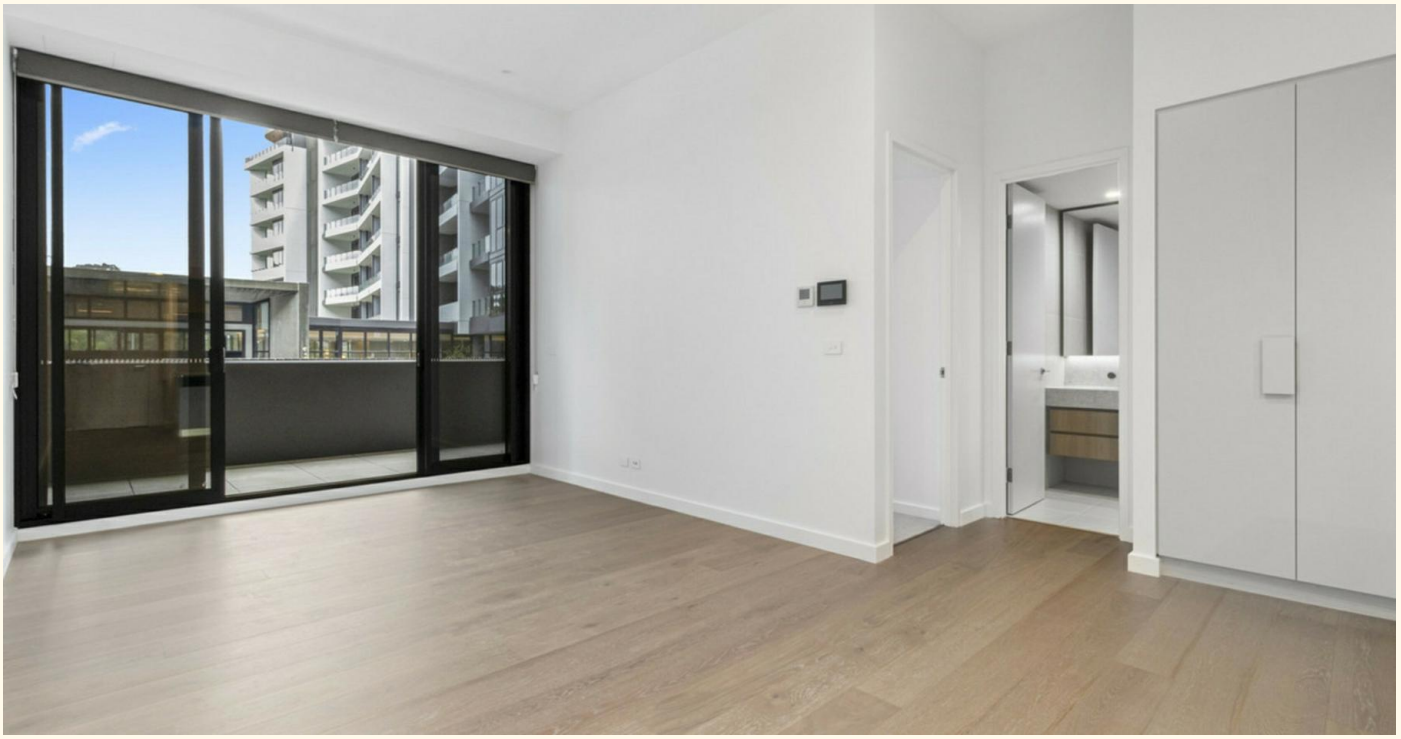








5/44 Constitution Avenue, Parkes

Luxury Living At The Griffin

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

Additional amenities include a Wellness Centre incorporating a 25m 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:

- Under-tile heating to bathroom
- Elegant kitchen with stone benchtops, glass overhead cabinets and soft close drawers
- Premium Miele appliances and walk-in pantry
- 2.7metre 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

1 1 1

FOR RENT
$640 Per Week

VIEW
Fri 20th Nov @ 8:45AM - 9:00AM

AGENTS
Ashley Callander
0459 789 853
ashley.callander@ljhcanberracity.com.au

AGENCY
LJ Hooker Canberra City
(02) 6249 7700

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.

- Direct pedestrian and bicycle access to Lake Burley Griffin
- Walking distance to iconic Canberra landmarks

No current EER

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

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.act.gov.au/__data/assets/pdf_file/0006/2608620/Renting-Book-January-2026.pdf

EER ★★★★★★

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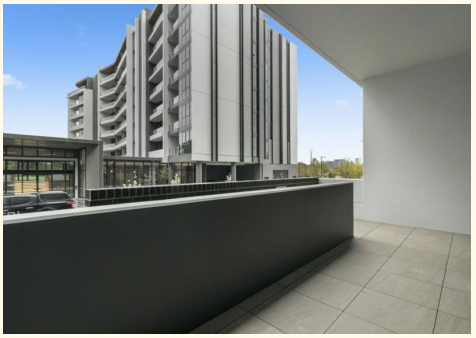
MORE DETAILS

Property ID	2GNTFHK
Property Type	Apartment
Including	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Intercom
	Pool
	Balcony
	Gym
	Dishwasher
	Floorboards
	Built-in-Robes











Ashley Callander 0459 789 853
Property Investment Manager |
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