







Campbell, 143/44 Constitution Avenue

Premium Living In A Premium Location!

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For Sale
$899,000+

View
ljhooker.com.au/2B0QFHK

Contact
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This near new executive apartment offers the very best of luxury apartment living right in the heart of Canberra. Finished to an extremely high standard and with space at every turn the Griffin complex is arguably one of the best developments to be created in Canberra to date. The lavish 2.7-metre-high ceilings and walls of floor to ceiling double glazed windows enhance the sense of space while capturing the warmth of the sun with its North-East aspect.

The elegant kitchen with large island bench top combines beautiful craftsmanship with practical design thanks to a generous amount of storage and high end finishes, Equipped with Miele appliances including the externally ducted range-hood and overhead feature glazed cabinetry.

The opulent bathrooms are graceful in design showcasing quality fixtures with backlit wall hung vanities finished in chic stone tops & under floor heating elevating the level of

EER ★★★★★★

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comfort. The huge main bedroom includes a very generous wardrobe and executive ensuite.

As the only residential offering in the suburb, it is likely that you are unfamiliar with the location of Parkes. However, you will find that the site is both remarkable and very well known. Situated on Constitution Avenue, the same cafe-lined street that continues into Campbell, and abutting Anzac Parade. The property gazes over Commonwealth Park and Lake Burley Griffin. Your access to the best of Canberra is completely unimpeded.

The Griffin offers outstanding amenities onsite including a health and wellness centre with 25m indoor lap pool, steam and sauna rooms, separate weights and cardio gyms, large outdoor gardens and a true highlight is the direct pedestrian access to the lake and park which expands your backyard in just moments.

The Griffin Concierge is also available to be your helping hand when you need it, whether it be newspaper deliveries, receipt of online grocery deliveries with cold-stores available or mail collection and more.

Features:
- Segregated living & dining areas
- Under floor heating to all bathrooms
- Elegant kitchen with 30mm stone bench-tops, feature glass overhead cabinets & soft close drawers
- Premium Miele appliances with mechanical, externally vented range-hood
- 2.7-metre-high ceilings
- Floor to ceiling double glazed windows
- Fully ducted reverse cycle heating & cooling
- Quality engineered timber floors
- Concierge service
- 25m indoor lap pool, steam room & sauna, separate cardio & weight gyms
- Fibre optic broadband & video intercom system for visitors
- Direct pedestrian and bicycle access to Lake Burley Griffin
- Custom Joinery Throughout
- Secured Double Car Spaces In Basement

Living 98.6m2
Balcony 8.2m2
Total Area 106.8m2

Body Corp- $1,200 per quarter (approx.)
Land Tax (Investors)- $2860.32 per annum (approx.)
Rates- $2349.22 per annum (approx.)

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More About this Property

Property ID	2B0QFHK
Property Type	Apartment
House Size	106 m²
EER	6

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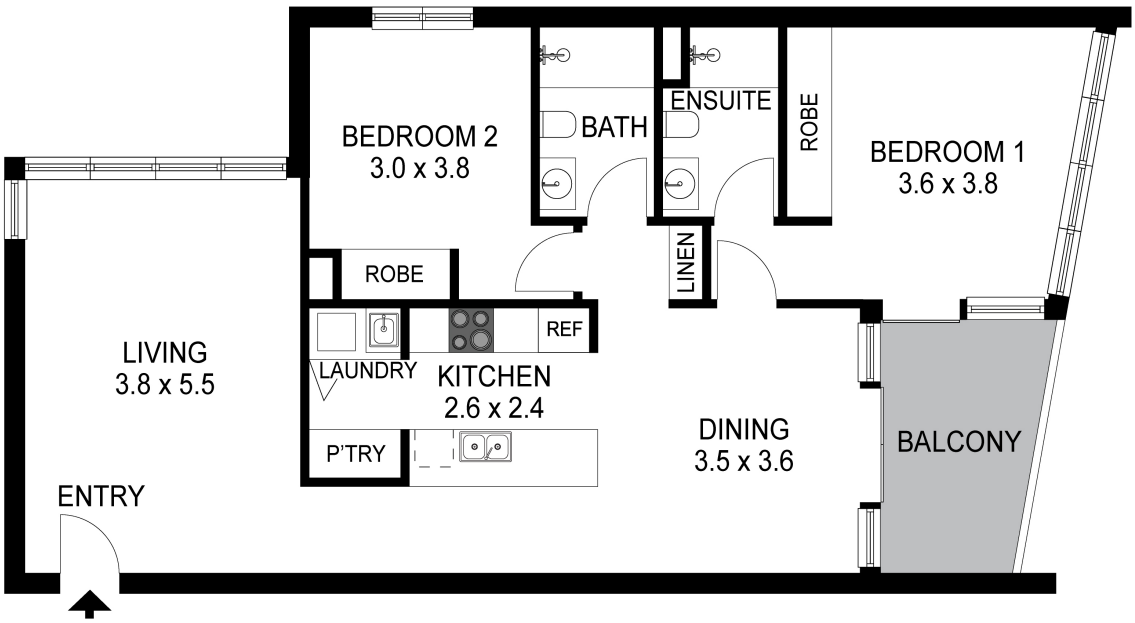








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143/44 CONSTITUTION AVENUE

THE SITE PLAN AND FLOOR PLAN ARE NOT TO SCALE. MEASUREMENTS ARE INDICATIVE AND IN METRES. BUSHES AND TREES ARE PLACED FOR ILLUSTRATION PURPOSES. PLANS SHOULD NOT BE RELIED ON. INTERESTED PARTIES SHOULD MAKE AND RELY ON THEIR OWN ENQUIRIES.

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