



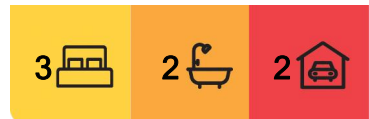
Campbell, 51/44 Constitution Avenue

Stunning North Facing Executive Residence!

Auction Wednesday 24th April 6pm In-Room LJ Hooker Canberra City Auction HQ

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 spectacular views to Mt Ainslie & Lake Burley Griffin.

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 and a Billi filtered water unit.



For Sale
Auction

View
ljhooker.com.au/2ASNFKH

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EER ★★★★★★

LJ Hooker Canberra City
(02) 6249 7700



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.

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 comfort. The huge main bedroom includes a very generous walk-in wardrobe and executive ensuite with bathtub and double vanity.

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:

- Views To Mt Ainslie, Lake Burley Griffin & Telstra Tower
- 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
- Zip Instant Hot/Filtered water
- 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
- Separate walk in laundry
- Secured double car spaces in basement

Living 134m²

Balcony 22m²

Total Area 156m²

Body Corp- \$1,155.40 per quarter (approx.)

Land Tax (Investors)- \$1,804.66 per annum (approx.)

Rates- \$1,607.55 per annum (approx.)



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More About this Property

| | |
|----------------------|--------------------|
| Property ID | 2ASNFHK |
| Property Type | Apartment |
| House Size | 134 m ² |
| EER | 6 |

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