



Parkes, The Griffin, 44 Constitution Avenue

3 Bedroom Penthouse

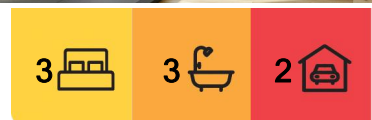
Construction complete. Move in before Christmas.

This truly exceptional single level penthouse features an abundance space with 178sqm of living and a 49sqm balcony. The home provides options for formal and informal living and dining areas, along with a segregated multipurpose room and the rare addition of an ethanol fireplace. The lavish 2.7-metre-high ceilings and walls of floor to ceiling double glazed windows enhance the sense of space while bathing the apartment in natural sunlight and spectacular views across Lake Burley Griffin.

The elegant kitchen with large island benchtop combines beautiful



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For Sale

\$2,100,000+

View

By Appointment

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EER ★★★★★★

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craftsmanship with practical design thanks to a generous walk-in pantry, 900mm Miele appliances including the externally ducted rangehood and overhead feature glazed cabinetry.

The opulent bathrooms are graceful in design showcasing quality fixtures with double basins and 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.

A double car garage in the basement provides maximum security and privacy.

A Location Like No Other:

Whilst there are endless advantages of The Griffin, there are none as extraordinary as the location and accompanying lifestyle.

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 Griffin will take pride of place on the landmark Anzac West Building site.

The Griffin gazes over Commonwealth Park and Lake Burley Griffin, sits alongside the city and is beautifully backdropped by Mt Ainslie. Your access to the best of Canberra is completely unimpeded.

The Griffin's Luxurious Lifestyle:

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.

Take a virtual tour of the display unit and the display suite online, or explore the whole development using the interactive 3D model on the website.

Virtual tours: <https://thegriffinparkes.com/virtual-tour-of-the-display-suite/>

Features:

- . Under floor heating to all bathrooms
- . Elegant kitchen with 30mm stone benchtops, feature glass overhead cabinets & soft close drawers
- . 900mm premium Miele appliances with mechanical, externally vented rangehood & walk-in pantry
- . 2.7-metre-high ceilings
- . Floor to ceiling double glazed windows
- . Fully ducted reverse cycle heating & cooling
- . Quality engineered timber floors



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- . Concierge service
- . 25m indoor lap pool, steam room & sauna, separate cardio & weight gyms
- . Fibre optic broadband
- . Video intercom system for visitors
- . 270 day maintenance period
- . Direct pedestrian and bicycle access to Lake Burley Griffin
- . Walking distance to iconic Canberra landmarks

3 bedroom display apartment open by appointment only.

More About this Property

Property ID	1KVVGR5
Property Type	Apartment
EER	5.5

Andrew Ligdopoulos

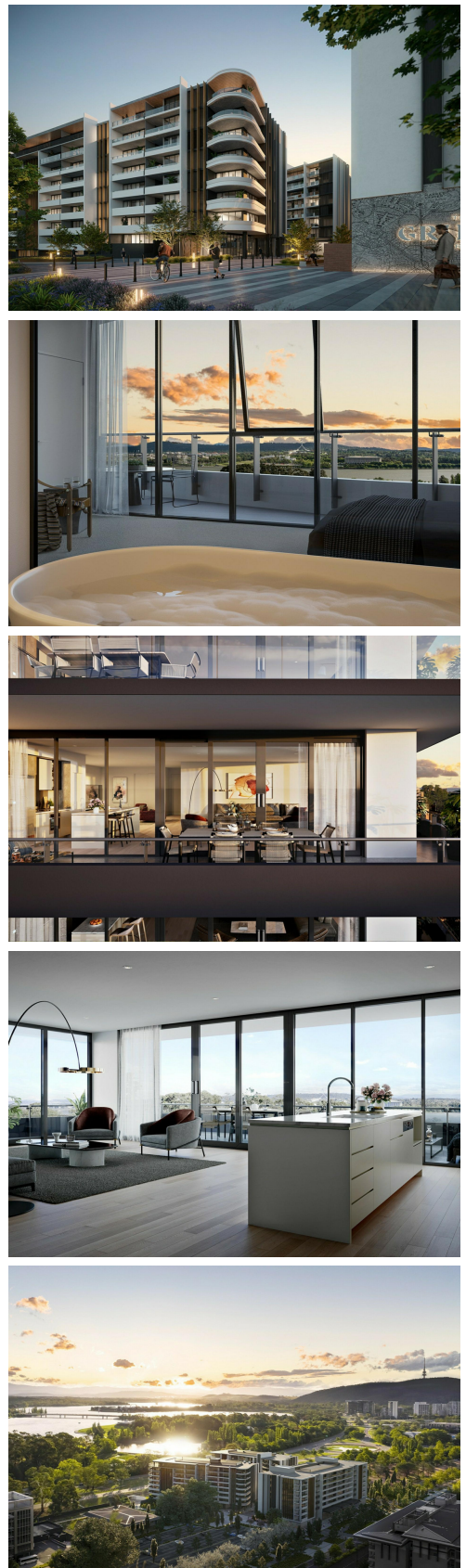
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- P. Pantry
- F. Fridge
- L. Linen
- S. Store
- WM. Washing Machine
- PWD. Powder Room
- ENS. Ensuite