



Parkes, 10/44 Constitution Avenue

Expansive Executive Living in the Heart of Canberra — The Griffin

Welcome to an apartment where space, style, and sophistication converge - a residence that redefines living within one of Canberra's most prestigious addresses, The Griffin.

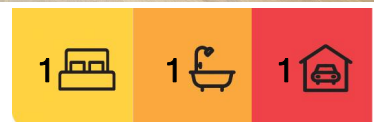
Located within the Parliamentary Triangle and just moments from Lake Burley Griffin, this expansive apartment offers not only a superior location but also generous proportions rarely seen in inner-city Canberra living.

Step inside and be immediately struck by the sense of scale. Soaring ceilings, wide open-plan living areas, and full height double-glazed windows flood the home with natural light, creating a spacious, airy ambience throughout. Whether you're entertaining guests or enjoying a quiet evening in, this complex has been designed for comfortable, stylish living.

The kitchen features sleek stone waterfall benchtops, premium Miele appliances, and



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 Sale
By Negotiation

View
Sat 2nd Aug @ 1:00PM - 1:30PM

Contact
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EER ★★★★★★

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ample storage and preparation space. It seamlessly connects to the combined dining and living areas, offering the perfect flow for both everyday lounging and elegant entertaining.

The luxury continues into the bedroom + Multi Purpose Room and bathroom, where space is never compromised.

Beyond the apartment, The Griffin offers residents access to world-class amenities, all within a short walk to Canberra's best restaurants, galleries, government offices and walking paths.

With Mount Ainslie and a direct underpass to access the popular Bridge-to-Bridge walk along Lake Burley Griffin, outdoor living is just as accessible as the City Centre.

Whether you're an owner-occupier seeking generous proportions in a premier setting, or an investor looking to secure a high-calibre addition to your portfolio, this is a rare opportunity to acquire space, luxury and location in one of Canberra's most sought-after developments.

Spacious. Sophisticated. Unrivalled. Welcome to life at The Griffin.

Don't miss this opportunity to own a slice of high-end Canberra living!

The features:

- 1 bedroom + multipurpose/study room OR 2 bedrooms
- Full length balcony spanning 16m2
- Incredible amount of storage
- Bathroom with underfloor heating and floor to ceiling tiles
- Expansive designer kitchen with stone waterfall benchtops and Miele appliances
- Resort style amenities including concierge service, 25 metre indoor lap pool, separate weights and cardio rooms, steam and sauna room, library and meeting room
- Ducted heating and cooling
- Engineered timber floorboards
- Double glazed windows and sliding doors
- Secure basement car park and storage cage
- An unmatched location in the heart of Canberra

The facts:

- Developed by Amalgamated Property Group, built by Chase
- Year built: 2022
- EER: 6
- Level: 2 (8 levels in the complex)
- Living size: 59m2 approx.
- Balcony size: 16m2 approx.
- Body corporate management: Civium Strata Management
- Body corporate levies: \$711.00 per quarter approx.
- Rates: \$502.00 per quarter approx.
- Land tax (if rented): \$575.00 per quarter approx.
- Weekly rental appraisal: \$600 to \$620 (unfurnished)



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More About this Property

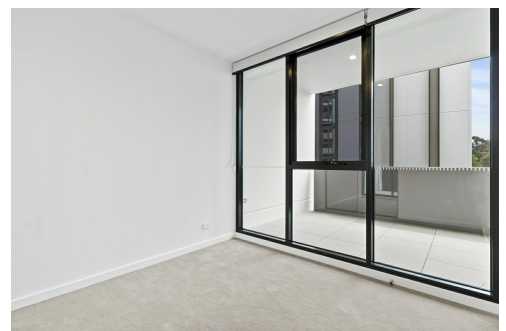
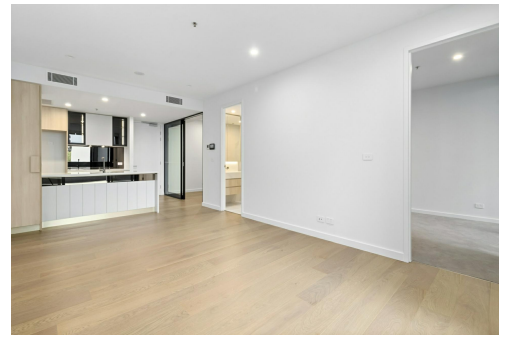
Property ID	2DPHFHK
Property Type	Apartment
EER	6

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Sales Consultant | ben.jones@ljhookerprojects.com.au

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