






104/44 Constitution Avenue, Parkes

## SMART, STRATEGIC

Whether you're searching for your next home to move straight in to, or a strategic investment, this apartment presents an excellent opportunity! Now being sold with vacant possession, this purchase provides you with an unmatched residential lifestyle in the highly sought after complex, "The Griffin".

If you've had your eye on The Griffin but haven't viewed it, attending an open home is a must. This is your chance to truly appreciate the blend of high-end apartment living with a genuine sense of community, offering not just a residence, but a place to call home. The executive and social committee are a proactive group of residences dedicated to fostering a vibrant community. From wine and gin tastings in the common areas to light hearted conversations about whose balcony boasts the best views - it really blends luxury with a true sense of community.

Upon inspection you will be impressed by the high-end features that define sophistication. From the timber floorboards and heated bathroom tiles to the impressive 2.7m high ceilings and double glazing that ensure year-round comfort. The modern kitchen comes fully equipped with premium Miele appliances and stone waterfall benchtops.

2  2  2 

**FOR SALE**  
\$800,000+

### AGENTS

Carly Clough  
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cclough@ljhgungahlin.com.au

### AGENCY

LJ Hooker Gungahlin  
(02) 6213 3999

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

The Griffin oozes luxury and residents have access to complex amenities and services which are distinctly elevated. For those who love the outdoors and nature, on your doorstep is the Mount Ainslie reserve as well as a direct underpass to Lake Burley Griffin. The Griffin is perfectly positioned alongside the city and access to the best of Canberra is completely unimpeded.

The features:

- 2 bedrooms 2 bathrooms 2 car spaces
- Incredible amount of storage
- Both bathrooms 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 floorboards in the kitchen, living and study
- Double glazed windows and sliding doors
- Secure basement car park and storage cage
- An unmatched location in the heart of Canberra
- Rental appraisal \$800 per week
- Land Tax (only if rented): \$730pq

The details:

- Developed by Amalgamated Property Group, built by Chase
- Year built 2022
- EER 6
- Level 2 Building K
- Living size: 90m2
- Balcony size: 17m2
- Body Corporate Management: Civium Strata Management
- Body Corporate Levy: \$1276pq (including sinking fund)
- Rates: \$567pq
- Land Tax (only if rented): \$730pq
- Rental Appraisal: \$800 per week
- **SOLD WITH VACANT POSSESSION**

## MORE DETAILS

Property ID	356GGCY
Property Type	Apartment
House Size	90 m2
EER	6
Including	Ducted Cooling Ducted Heating Pool Induction Cooking Floorboards Carpet

**Carly Clough 0419 296 458**

Licensed Agent ACT/NSW and Auctioneer |  
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