



## Parkes, 112/44 Constitution Avenue

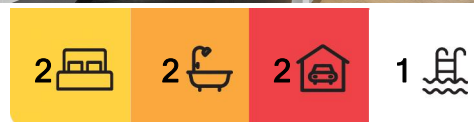
### Spacious Apartment at the Griffin

Spacious 2-Bed, 2-Bath, 2-Car apartment with dedicated Study Nook.

This modern apartment offers a sophisticated blend of comfort and style, perfect for anyone looking to experience living in the premium suburb of Parkes. With its sleek design and premium finishes, this apartment provides a serene escape within the vibrant heart of Canberra.

Spacious open-plan layout that seamlessly integrates living and dining areas, leading out to a wraparound balcony. The two generously sized bedrooms feature built-in robes, ensuring ample storage space, while the two luxurious bathrooms boast contemporary fixtures and fittings. For those who enjoy entertaining, the outdoor area is ideal for hosting intimate gatherings or simply unwinding after a busy day.

The location is second to none, offering easy access to Canberra's cultural landmarks and



**For Sale**  
Offers Over \$975,000

**View**  
[ljhooker.com.au/2CCPFHK](http://ljhooker.com.au/2CCPFHK)

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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.

lush parks. Enjoy a leisurely stroll to nearby lake Griffin or the wider Canberra city. With amenities such as a gym and swimming pool at your disposal, this residence provides everything you need for a balanced lifestyle. Don't miss this opportunity to own a piece of contemporary elegance in one of Canberra's most sought-after locations.

Features:

- Located at the the Griffin
- Concierge service with cold storage & parcel collection
- Corner apartment
- Floor to ceiling height glass
- Wraparound balcony
- Island bench kitchen with breakfast bar
- Study nook
- Floorboards in living areas
- Heating floor in bathroom
- Dual vanity and bathtub in ensuite
- Seperate laundry
- Walk in robe
- Ducted heating and cooling throughout
- Indoor pool and sauna
- Seperate cardio and weight gyms
- 2 minute walk to Lake Burley Griffin
- 5 minute drive to the City Centre
- 7 minute drive to Mount Ainslie

Essentials:

- Strata: \$5,199 p.a. (approx)
- Rates: \$1,652 p.a. (approx)
- Land tax: \$2,209 p.a. (approx) investors only
- EER: 6 stars
- Living space: 109 sqm
- Balcony: 20 sqm
- Total space: 129sqm
- Rental Estimate: \$800 - \$820 p.w.
- Building completion: 2022

Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.



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## More About this Property

Property ID	2CCPFHK
Property Type	Apartment
House Size	109 m2
Land Area	129 m2
EER	6
Including	Air Conditioning Ducted Cooling Ducted Heating Intercom Pool Balcony Gym Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Remote Garage Liveability

**Tahmeed Towfiq 0469 706 586**

ACT & NSW Licensed Agent | [tahmeed.towfiq@ljhcanberracity.com.au](mailto:tahmeed.towfiq@ljhcanberracity.com.au)

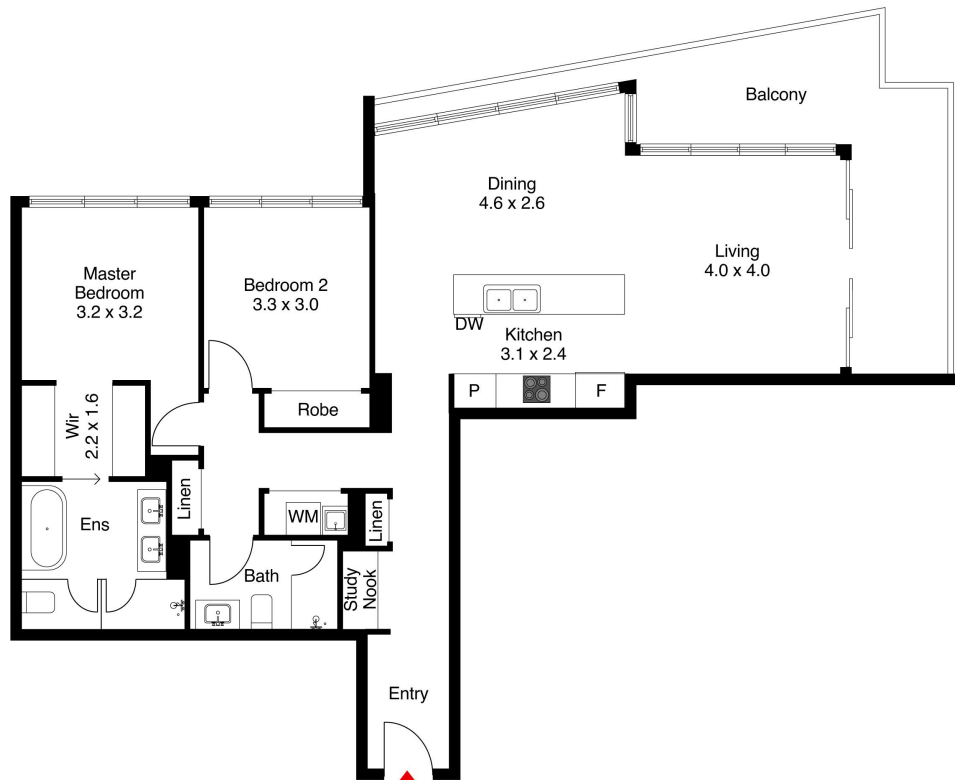
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The site plan and area not to scale; measurements are indicative and in metres. Bushed and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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