



184/44 Constitution Avenue, Parkes

Spacious 2-Bed, 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. The location is second to none, offering easy access to Canberra's cultural landmarks and 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 Griffin
- Concierge service with cold storage & parcel collection
- Floor to ceiling height glass
- Island bench kitchen with breakfast bar
- Study nook
- Floorboards in living areas
- Dual vanity and bathtub in ensuite
- Separate laundry

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.

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FOR SALE
Offers Over \$859,000

VIEW
By Appointment

AGENTS
Tahmeed Towfiq
0469 706 586
tahmeed.towfiq@ljhcanberracity.com.au

AGENCY
LJ Hooker Canberra City
(02) 6249 7700

 **LJ Hooker**

- Walk in robe
- Ducted heating and cooling throughout
- Indoor pool and sauna
- Separate cardio and weight gyms

Essentials:

- Strata: \$5,277 p.a. (approx)
- Rates: \$1,627 p.a. (approx)
- Land tax: \$2,160 p.a. (approx) investors only
- Living space: 88 sqm
- Balcony: 13 sqm
- Total space: 101 sqm
- Current Lease: periodic (month to month)
- Current Rent: \$850 p.w.
- Building completion: 2022
- EER: 6 stars

Disclaimer:

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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.

MORE DETAILS

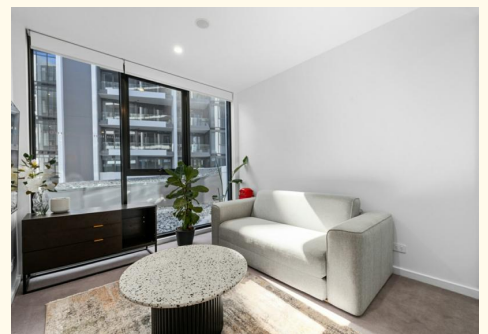
Property ID	2EHYFHK
Property Type	Apartment
House Size	101 m2
EER	6
Including	Study

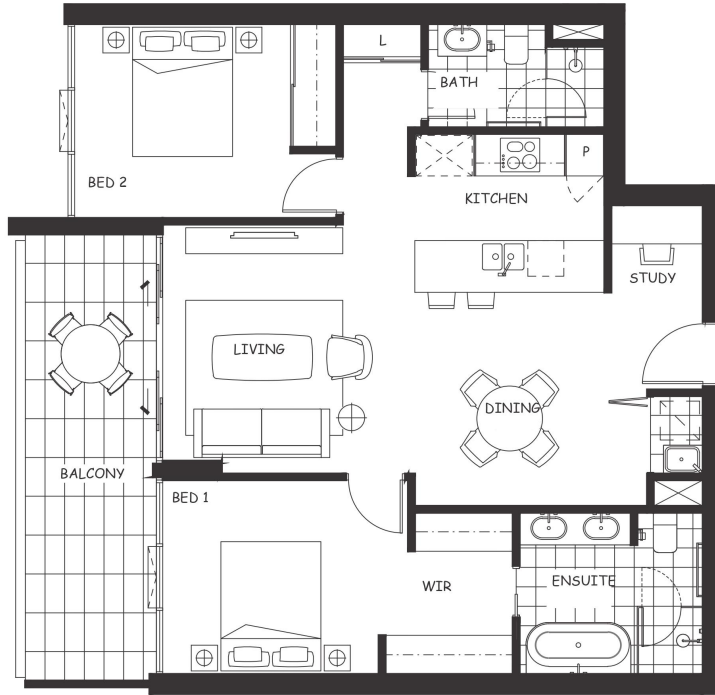
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ACT & NSW Licensed Agent |
tahmeed.towfiq@ljhcanberracity.com.au

LJ Hooker Canberra City (02) 6249 7700

1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601
canberracity.ljhooker.com.au | sales@ljhcanberracity.com.au





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