





194/62 Constitution Avenue, Parkes

A Penthouse of Exceptional Style and Substance in the Centre of Canberra and a Lifestyle to Match

Positioned within the prestigious Eastbourne precinct, this exceptional three-bedroom penthouse delivers a refined lifestyle of elegance, privacy and effortless sophistication, crafted for those who value both design, secure living and discretion.

From the moment you arrive, the residence reveals a calm, cohesive interior palette where natural stone, warm timber and bespoke joinery come together in perfect balance. Expansive floor-to-ceiling glazing invites abundant natural light while framing elevated, tranquil outlooks across the landscaped grounds-creating a sanctuary above the city.

At its heart, a striking kitchen anchors the home-an entertainer's dream with an oversized stone island, premium Miele appliances, integrated refrigeration and a fully equipped butler's pantry. Seamlessly connected, the open-plan living and dining zones offer generous proportions and an effortless flow, equally suited to intimate evenings or sophisticated gatherings.

3 2 2

FOR SALE
$1,999,000+

VIEW
Fri 20th Nov @ 5:00PM - 5:30PM

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Interested parties must rely solely on their own enquiries.

Designed with both comfort and separation in mind, the accommodation wing offers three beautifully appointed bedrooms, each generous in scale and bathed in natural light. The main suite is a private retreat, complete with a walk-in robe and a luxurious ensuite featuring a freestanding bath and refined finishes. A versatile multi-purpose room further enhances flexibility-ideal as a private media lounge, home office or additional living space.

The bathrooms continue the home's elevated aesthetic, finished with full-height tiling, stone surfaces and thoughtful storage-delivering both indulgence and practicality in equal measure.

Adding another level of exclusivity, the residence is accompanied by a secure, private 2-car basement garage, providing an exceptional amount of parking and storage rarely found in apartment living.

Living at Eastbourne places you at the intersection of lifestyle, wellness and connectivity. Positioned moments from Lake Burley Griffin and Commonwealth Park, your morning routine might begin with a lakeside walk or coffee at East Traders before a seamless commute into the Parliamentary Triangle or Civic. For the modern professional, this address offers the rare ability to transition effortlessly between work, wellness and social connection-whether that's a Pilates class downstairs, an evening run by the lake, or dining in Manuka or Kingston just minutes away. It's a location that supports both ambition and balance, without compromise.

Residents of Eastbourne enjoy exclusive access to a suite of resort-style amenities including a 25-metre lap pool, spa, sauna, fully equipped gymnasiums, Pilates studio, concierge service and beautifully curated gardens-creating a true sense of retreat within the city.

This is apartment living without compromise, defined by scale, quality and lifestyle.

Features:
- Exceptional three-bedroom penthouse residence
- Expansive open-plan living and dining spaces
- Floor-to-ceiling double-glazed windows
- Premium natural stone and rich timber finishes
- Natural granite stone benchtops and splashbacks
- Bespoke joinery throughout
- Engineered timber flooring
- 2.7m ceilings in living areas and bedrooms
- Gourmet kitchen with large island benchtop and Miele appliances
- Beautifully appointed bathrooms with stone finishes and floor-to-ceiling tiling
- Under tile heating in bathrooms
- Secure private 2 car basement garage
- Large entertaining balcony
- Elevated views across the Eastbourne complex and landscaped grounds

Precinct Facilities:
- Resort-style 25-metre indoor heated lap pool, spa
- Steam room and sauna
- Grand arrival lobby
- Dedicated business lounge
- Secure parcel room
- Cold storage for grocery delivery
- Seperate cardio and weights gyms
- Landscaped gardens, green spaces and bicycle storage
- Concierge service
- East Traders Hall and its dining and lifestyle offerings moments

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from home
- Commonwealth Park and Lake Burley Griffin at your doorstep
- Convenient access to Manuka, Kingston and Civic
- A rare opportunity to secure one of Eastbourne's premium penthouse residences

Local Amenities include:
- East Traders Hall featuring Lager House by Capital Brewing Co., WORLD by Chairman Group, Lava Coffee and Sliceria

- Commonwealth Park and Lake Burley Griffin at your doorstep
- Moments from the Civic Centre, Manuka and Kingston
- Connections to ANZAC Parade and the Australian War Memorial
- Precinct sightlines to the Carillon, The National Gallery and Parliament House
- Vibrant village atmosphere

Key Figures: (approximations)
EER: 6.4
Rates: $810.50pq
Land Tax (for investors only): $1003.83pq
Strata: $1561.00pq
Internal Living: 173.3sqm
Outdoor Living: 27.1sqm
Year Built: 2026

Disclaimer:
While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.







MORE DETAILS

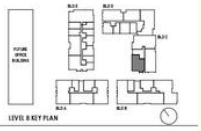
Property ID	1UXPFMF
Property Type	Apartment
EER	6
Including	Ducted Cooling
	Ducted Heating
	Intercom
	Balcony
	Gym
	Dishwasher
	Floorboards
	Built-in-Robes
	Secure Parking
	Liveability

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THE
EASTBOURNE

Type PH-C1
194

3 Bedroom | 2 Bathroom
Internal 173.3 m² | External 27.1 m²

Area calculations is for gross floor area and is measured to the outside face of external walls and common area walls and to the centre line of party walls and includes lift shafts and vertical service ducts. Balcony area is measured to the centre of the balustrade. Courtyard area is measured to the inside face of the fence. Any areas or dimensions are indicative only and may be varied subject to detailed design and authority requirements. Windows sizes are indicative as downpipe locations vary. Northpoint relates to layout orientation.

0 0.5 1 2M

SCALE 1:100 @ A3

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