







199/62 Constitution Avenue, Parkes

The Eastbourne - Luxury, Privacy, & Exclusivity

Secure your place in the prestigious Eastbourne complex - where luxury, privacy, and exclusivity set the standard.

This sophisticated 1-bedroom apartment delivers a spacious 57m² of light-filled living, complemented by a wide balcony looking across the beautifully landscaped central courtyard towards Lake Burley Griffin - your own private retreat on the edge of the city.
Floor-to-ceiling windows enhance the sense of space, while the open-plan design effortlessly caters to both living and dining.

The designer kitchen impresses with stone benchtops, a breakfast bar, and premium Miele appliances including cooktop, oven, and dishwasher. A European laundry with a new Washer/Dryer included, adds everyday practicality.

The bedroom is generously sized with built-in robe, while a separate bathroom and extra storage complete the well-considered layout.

Residents enjoy exclusive access to resort-style facilities including a 25m indoor lap pool, spa, sauna, steam room, 2 x fully equipped gyms, and beautifully landscaped gardens.

1 1 1

FOR SALE
$599,000+

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
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Direct private access to East Traders Hall, the lake and parklands further elevates the lifestyle on offer.

A dedicated concierge service adds another level of convenience, managing deliveries, mail, and day-to-day needs with ease.

A rare opportunity to secure a premium residence in one of the city's most sought-after and tightly held developments.

Features:
- Single level design
- Open plan living, kitchen and dining
- 2.7m high ceilings
- Engineered timber floors
- Full height glass sliding doors opening from living area to balcony
- Kitchen fitted with stone benchtop and breakfast bar, Miele appliances
- Separate bathroom with underfloor heating
- Ducted heating & cooling throughout
- European laundry including washer/dryer
- Access to The Eastbourne's communal areas including the work from home space, 25m indoor pool, spa, steam & sauna rooms, weights & cardio/pilates gyms
- Concierge service
- Direct pedestrian & bicycle access to Lake Burley Griffin & Commonwealth Park
- Basement secured one car space with storage cage
- NBN fibre to the premises
- Pet friendly

Essential Numbers: (all approximate)
EER: 6 Stars
57m² of Internal Living
10m² Balcony
67m² Total Area
Rates: $2002 per annum
Land tax (investors): $2,487 per annum
Body corporate fees: $1985 per annum
Rental estimate: $715 per week

Developer: Amalgamated Property Group
Strata: Civium
Age: Brand New 2026
Builder: Chase Constructions

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.

EER ★★★★★★

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MORE DETAILS

Property ID	2G5DFHK
Property Type	Apartment
House Size	57 m2
EER	6







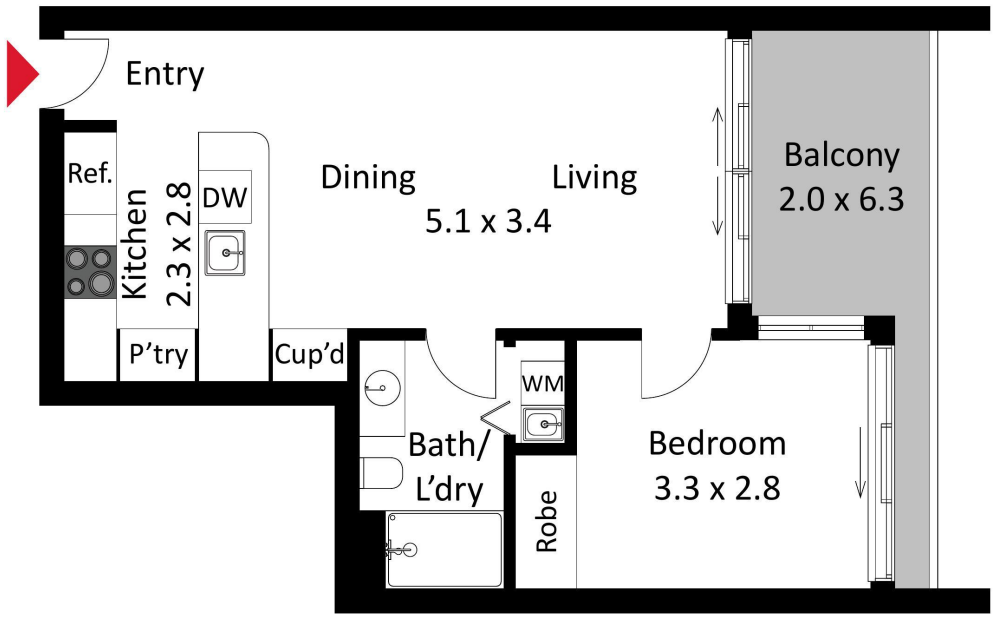




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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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