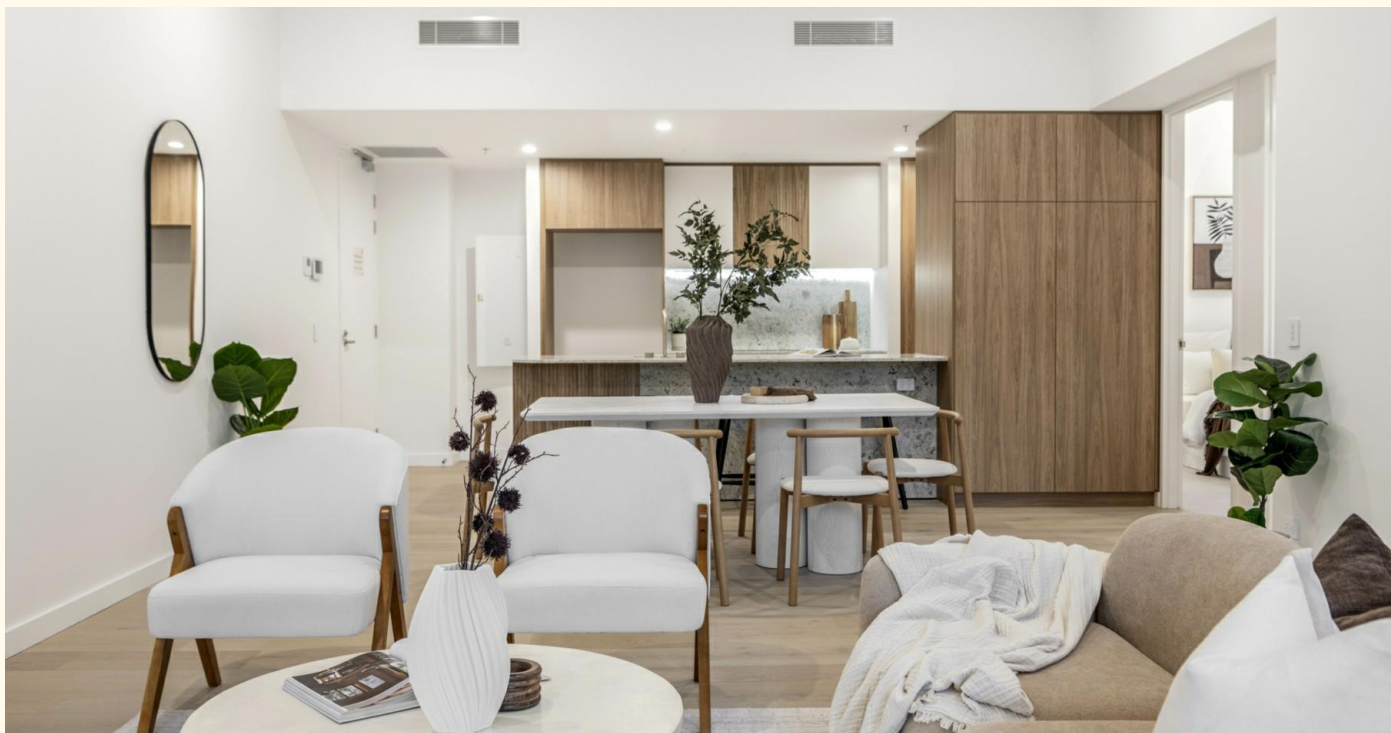




2/62 Constitution Avenue, Parkes

A Remarkable Home with Generous Outdoor Courtyard

Welcome to The Eastbourne, where refined interiors, everyday convenience, and an exceptional lifestyle come together at Canberra's most prestigious address.

With a large, private courtyard that is an outdoor extension to the home, this ground level apartment enjoys an abundance of lifestyle perks. Positioned just a few metres from the direct pathways to the lake, it also enjoys a sunny northern aspect and premium dining and health amenities onsite. Everything you need is close at hand in one of Canberra's most vibrant new neighbourhoods.

First-home buyer/owner occupier: If you're eligible, this home is entitled to the recently expanded stamp duty concessions.

Investor: As a brand-new home, this residence is unaffected by the proposed negative gearing reforms in 2027 (subject to purchaser eligibility).

The Eastbourne is where life comes together:

- Leave the car at home and live walking distance to the lake, the park and Canberra's best events

2 2 2

FOR SALE
By Negotiation

VIEW
Thu 1st Oct @ 5:15PM - 5:45PM

AGENTS
Rafaela Wiedemann
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AGENCY
LJ Hooker Canberra City
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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.
Interested parties must rely solely on their own enquiries.

LJ Hooker

- Add more exercise to your days with ease, with a pathway connecting you directly to Commonwealth Park
- Save money on memberships and add more wellness to your routine with two gyms onsite, plus a lap pool, spa, sauna and steam room
- Enjoy more convenience with East Traders Hall downstairs for coffee and dining

HOME FEATURES:

- Large 57.9sqm wrap around, private courtyard with lockable private gate
- 3.3m high ceilings in the living area and bedrooms
- Northern aspect and double-glazed windows
- Large master suite with walk-in robe and ensuite
- Generous second bedroom with built-in robes
- Premium kitchen with Miele appliances and externally ducted rangehood
- Highly efficient floorplan with the home totalling over 102sqm internally
- Ducted heating and cooling
- Engineered timber flooring
- 20mm granite benchtop and splashbacks in kitchen and bathrooms
- Abundant storage and under-tile heating in bathrooms
- Two basement carparks (side by side) and storage cage

Total living: 160.7sqm (internal and external)

EER: 7.0 stars

Rental estimate: \$780 - \$820 per week

AMENITIES:

- 25m indoor lap pool, spa, sauna and steam room
- Two large gyms for cardio, weights and reformer Pilates.
- Direct walking and cycling path to Commonwealth Park and Lake Burley Griffin
- Grand lobby with Concierge, business lounge, mailroom, parcel storage and cool room to store groceries.
- East Traders Hall downstairs providing 7 days of food and drink options, including Lager House by Capital Brewing Co., WORLD by Chairman Group, Lava Coffee and Sliceria
- Landscaped gardens

CONCESSIONS:

- Owner-occupiers: Eligible for the new ACT stamp duty concession when buying a new turnkey unit-titled home (from 1 July 2026). Eligibility depends on individual circumstances.
- Investors: Unaffected by proposed reforms to negative gearing benefits in the Federal Budget changes from July 2027.

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 2GFQFHK
Property Type Apartment
EER 7

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THE EASTBOURNE

Unit 2 Type 2D-1

2 Bedroom – 2 Bathroom
2 Car

Internal	102.9 m ²
External	57.8 m ²

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 riser 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 area or dimensions shown are indicative only and may be varied subject to detail design and authority requirements. Windows sizes are indicative as downpipe locations vary. Northpoint relates to keyplan orientation. Purchasers must rely upon their own enquiries and inspections. Inclusions and specifications are subject to change without notice. Dimensions and specifications may not be to scale. While all reasonable care has been taken in the preparation of this brochure and the particulars contained herein, it is intended to be a visual aid and does not necessarily depict the finished state of the property or object shown. Min EER 3.0

