



Parkes, 213/44 Constitution Avenue

Luxury Single-Level Apartment with Lake Views - 2 Living Spaces

The Griffin development in Parkes, exclusively located within the Parliamentary Triangle, is a near new luxury apartment complex offering premium living only a 10 minute walk from the Canberra Centre.

Featuring 3 large bedrooms, the Main Bedroom with Walk In Robe and ensuite with a bathtub, Unit 213 offers the size and luxury that those moving from a house to an apartment should consider.

The Multi-Purpose room in this apartment could serve as a second living space, or could be walled off to become a dedicated study or 4th bedroom. An unusual feature within apartments other than Penthouses.

The kitchen includes high-end Miele appliances, 30mm stone benchtops, glass cabinetry,



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For Sale
\$1,350,000+

View
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EER ★★★★★★

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soft-close drawers and a spacious walk-in pantry, it would compare to modern houses in size and function.

Additional features of the apartment include:

- *Under-tile heating in all bathrooms for ultimate comfort
- *Expansive 2.7-metre-high ceilings and floor-to-ceiling double-glazed windows
- *Quality engineered timber floors throughout the living areas
- *Fully ducted reverse cycle heating and cooling for year-round comfort
- *Secure video intercom system for added peace of mind

The Griffin complex features a health and wellness center with a 25m indoor lap pool, steam and sauna rooms, and fully equipped but separate weights and cardio gyms.

The Numbers...

Living size: 141m² approx. INTERNAL
Balcony size: 34m² approx. EXTERNAL

Rates and fees include:

- Body corporate: \$1,851 per quarter (approx.)
Annual rates: \$3,045 (approx.)
Rental Estimate: \$1025/week
Land tax (if rented): \$3,981 per annum (approx.)

More About this Property

Property ID	2C71FHK
Property Type	Apartment
EER	6

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