

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,



Disclaimer: 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.



For Sale \$1,350,000+

View ljhooker.com.au/2C71FHK

Contact Ben Jones 0420863351 ben.jones@ljhookerprojects.com.au



LJ Hooker Canberra City (02) 6249 7700

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

Ben Jones 0420863351

Sales Consultant | ben.jones@ljhookerprojects.com.au

LJ Hooker Canberra City (02) 6249 7700

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







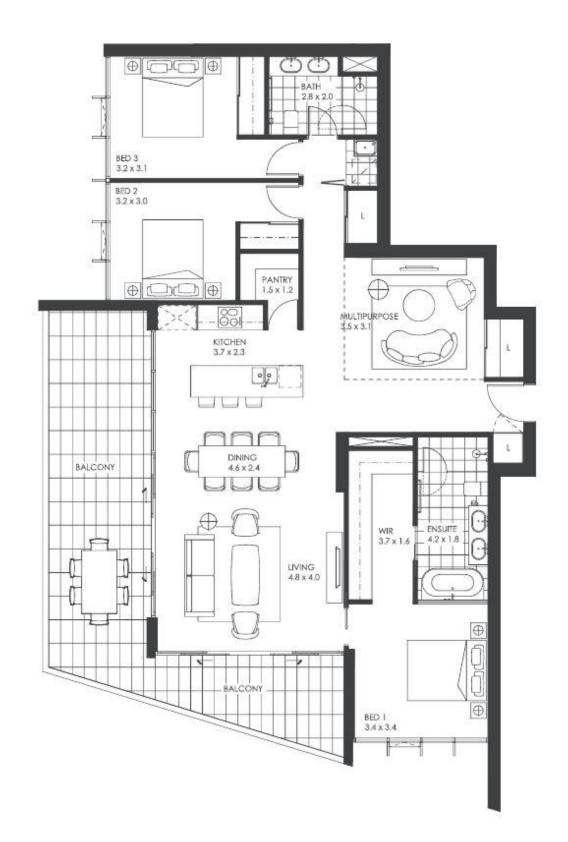






LJ Hooker Canberra City (02) 6249 7700

Disclaimer: 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 Canberra City (02) 6249 7700

Disclaimer: 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.