

249/62 Constitution Avenue, Parkes

Refined Luxury Living at The Eastbourne with Two Living Areas

Located within the prestigious The Eastbourne development on Constitution Avenue, this brand-new two-bedroom plus multi-purpose room apartment offers refined, contemporary living in one of Canberra's most desirable locations.

Located on the north-western corner of level 7 (of 8), the apartment benefits from additional glazing not found in many other apartments within the complex, attracting an abundance of natural light and enhancing the sense of space throughout.

Featuring premium finishes, generous proportions and northerly views of Mount Ainslie, the residence is ideally positioned moments from the Parliamentary Triangle, Canberra Airport and the CBD.

The open-plan design creates a seamless connection between the living, dining and kitchen areas. Extending from the main living space, a generous balcony provides the perfect setting to relax, entertain or simply enjoy the Mount Ainslie outlook.

2 2 2

FOR SALE
$1,125,000+

AGENTS

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

Gabby Woods
0449 901 115
gabby.woods@ljhcanberracity.com.au

AGENCY

LJ Hooker Canberra City
(02) 6249 7700

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Interested parties must rely solely on their own enquiries.

LJ Hooker

At the heart of the residence is an impressive designer kitchen, where a striking marble island with waterfall edges is complemented by matching marble splashbacks, oak timber cabinetry and premium Miele appliances.

Flowing off the kitchen is a highly versatile Multi Purpose Room, providing flexibility for apartment living. Generously proportioned, the space could easily function as a second living area, formal dining room, home office or library, allowing the residence to adapt effortlessly to a variety of lifestyles.

The master suite features a walk-in robe and beautifully appointed ensuite. The second bedroom includes a built-in robe and is serviced by a main bathroom featuring an oversized bath tub.

Further enhancing the functionality of the home is a separate laundry, rare within a 2 bedroom apartment.

The Eastbourne offers exceptional amenties with a 25-metre indoor pool, spa, sauna, business lounge, concierge and dedicated mailroom.

East Traders Hall places dining and hospitality at your doorstep, including Capital Brewing Co.'s Lager House, Sliceria Pizza, Lava café and World Asian Fusion.

Set in Parkes, the residence is moments from Lake Burley Griffin, the Parliamentary Triangle, Canberra's cultural institutions, the airport and the city.

The Eastbourne includes:

- Premium architectural design and luxury finishes
- 25-metre indoor lap pool
- Spa and sauna facilities
- Landscaped communal gardens
- Residents' business lounge
- On-site concierge and dedicated mailroom
- Secure building entry and lift access
- East Traders Hall dining and lifestyle precinct

Residence Features:

- Brand-new two-bedroom plus Multi Purpose Room luxury apartment
- Desirable Northerly corner position
- Additional glazing unique to its corner position
- Views towards Mount Ainslie
- Generous balcony
- Premium Miele kitchen appliances
- Engineered timber flooring
- Separate laundry room
- Ducted reverse-cycle heating and cooling
- Double-glazed windows
- Secure side-by-side basement parking
- Dedicated storage cage

Numbers (all approx.)

" Internal living: 101.1m²
" Balcony: 15m²
- Aspect: North
- BC Fees: $3,499pa
- EER: 6 stars

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.











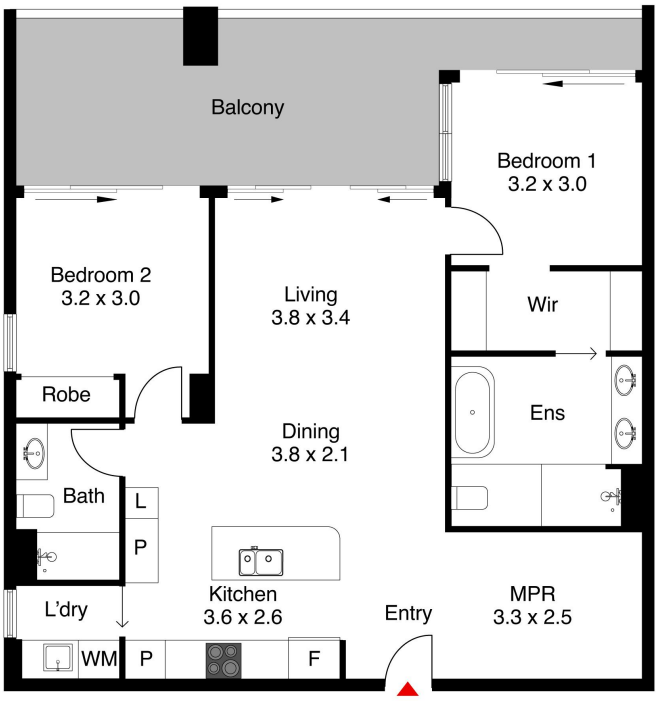
MORE DETAILS

Property ID	2GCZFHK
Property Type	Apartment
EER	6

Ben Jones 0420863351
ACT & NSW Licensed Agent | ben.jones@ljhookerprojects.com.au
Gabby Woods 0449 901 115
Sales Consultant | gabby.woods@ljhcanberracity.com.au

LJ Hooker Canberra City (02) 6249 7700
1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601
canberracity.ljhooker.com.au | sales@ljhcanberracity.com.au

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The floor plan plan 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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