



252/62 Constitution Avenue, Parkes

Luxury Living in Canberra's Prestigious Eastbourne Precinct

Situated within the award winning Eastbourne precinct, this brand new two bedroom apartment delivers a sophisticated lifestyle opportunity in one of Canberra's most desirable locations. Combining quality craftsmanship, contemporary design, and exceptional resident amenities, this residence offers a perfect balance of luxury, comfort, and convenience in the heart of Parkes.

Created by acclaimed architects DBI and brought to life by the highly respected Amalgamated Property Group, The Eastbourne has set a new benchmark for apartment living in Canberra. Thoughtfully designed with a focus on functionality and timeless appeal, this residence is ideal for professionals, downsizers, first home buyers, and investors seeking a premium address.

The light filled open plan living and dining area forms the heart of the home, creating a welcoming space to relax or entertain. Floor to ceiling double glazed windows invite an abundance of natural light, while engineered timber flooring and impressive 2.7 metre ceilings add warmth, style, and a sense of spaciousness throughout.

The designer kitchen has been beautifully appointed with granite

2  1  1 

FOR SALE

\$768,000+

VIEW

Sat 13th Jun @ 11:20AM - 11:50AM

AGENTS

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

stone benchtops and splashbacks, premium appliances, ample storage, and sleek cabinetry, ensuring both practicality and elegance. Complementing the living spaces are two generously sized bedrooms, each thoughtfully designed to maximise comfort and functionality.

The luxurious bathroom is finished with quality fixtures and stone surfaces, reflecting the high standard of finishes seen throughout the residence. Ducted heating and cooling provide year round comfort, while secure basement parking for one vehicle adds everyday convenience.

Beyond the apartment itself, residents enjoy access to an impressive suite of resort style facilities. These include a stunning 25 metre indoor heated lap pool, spa, sauna, fully equipped gymnasium, beautifully landscaped gardens, and a range of premium communal spaces. Concierge services, a dedicated mail room, cool room, and additional storage facilities further enhance the exceptional lifestyle on offer.

Located within Canberra's prestigious parliamentary and cultural precinct, The Eastbourne places residents moments from Lake Burley Griffin, Commonwealth Park, the National Gallery, National Library, and an array of popular cafés, restaurants, and recreational facilities. East Traders Food Hall, located within the development, offers a vibrant collection of dining and retail experiences right at your doorstep.

Delivering exceptional quality, an enviable location, and access to some of Canberra's finest amenities, this brand new residence presents a rare opportunity to secure a home within one of the capital's most sought after developments.

Features:

- Brand new two bedroom apartment within The Eastbourne
- One designer bathroom with premium finishes
- Secure basement car accommodation for one vehicle
- Spacious open plan living and dining area
- Floor to ceiling double glazed windows
- Engineered timber flooring throughout living areas
- 2.7 metre ceilings
- Designer kitchen with granite stone benchtops and splashbacks
- Premium appliances and quality cabinetry
- Ducted reverse cycle heating and cooling
- Sustainable building design with EV ready infrastructure
- Beautifully landscaped communal gardens
- Exclusive resident access to a 25 metre indoor lap pool
- Spa, sauna, and fully equipped gymnasium
- Concierge services and premium resident facilities
- Mail room, cool room, and storage facilities
- East Traders Food Hall located within the development
- Prestigious Parkes address
- Moments from Lake Burley Griffin and Canberra's cultural attractions
- Ideal for owner occupiers and investors alike

Essentials:

- " Rental Appraisal: \$680 - \$700 per week
- " Internal Area: 67m² (approx.)
- " Balcony: 10m² (approx.)
- " Total Area: 77m² (approx.)
- Year Built: 2026
- EER: 6 Stars

Offering a premium lifestyle within one of Canberra's most iconic developments, this exceptional residence combines modern luxury, unrivalled amenities, and a blue-chip location to create an outstanding

living opportunity.

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	2FUPFHK
Property Type	Apartment
House Size	79 m2
EER	6

Hamid Muradi 0424 858 600

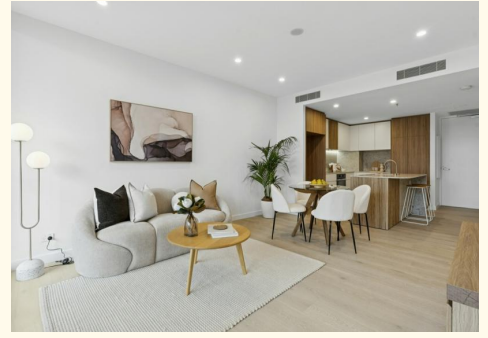
Sales Consultant | hamid.muradi@ljhookerprojects.com.au

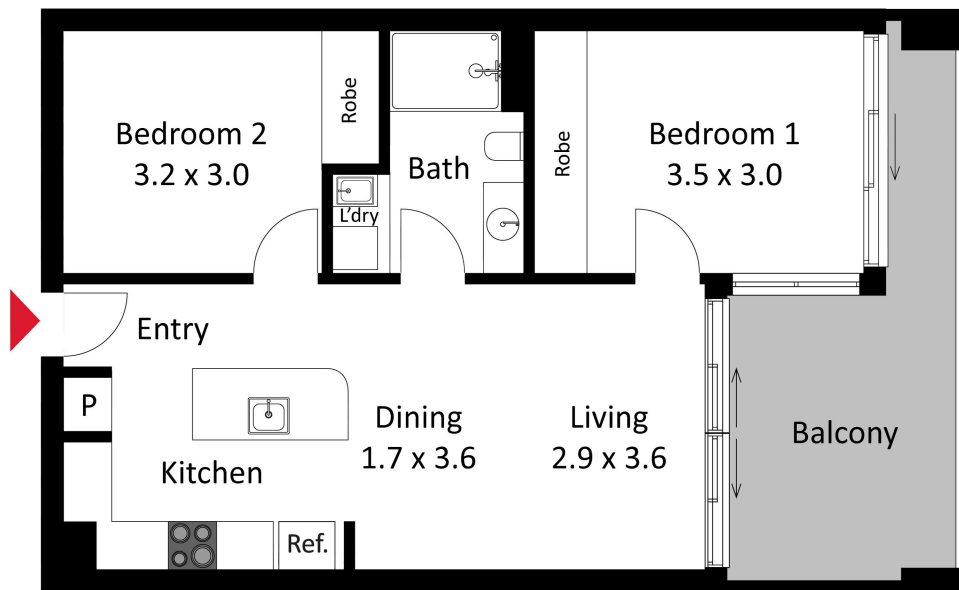
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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