







278/62 Constitution Avenue, Parkes

2 Bedrooms + Oversized balcony in The Eastbourne

Situated within the award-winning Eastbourne precinct, this brand new two-bedroom apartment offers sophisticated living in one of Canberra's most desirable locations. With an oversized second bedroom offering the flexibility to be used as a multipurpose room, along with a generous 23m² balcony, the residence provides an impressive sense of space and versatility.

Designed by acclaimed architects DBI and developed by Amalgamated Property Group, The Eastbourne combines considered design, quality finishes and an exceptional Parkes location.

The light-filled open-plan living and dining area is complemented by floor-to-ceiling double-glazed windows, engineered timber flooring and 2.7-metre ceilings. Extending from the living area, the spacious 23m² balcony provides an ideal setting for outdoor dining, entertaining or simply enjoying the sunny aspect.

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.

2 1 1

FOR SALE
$675,000+

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Interested parties must rely solely on their own enquiries.

LJ Hooker

Both bedrooms are well proportioned, with the oversized second bedroom providing additional flexibility as a guest room, home office, second living area or multipurpose space. The bathroom continues the apartment's refined aesthetic with quality fixtures and stone finishes.

Ducted reverse-cycle heating and cooling ensures year-round comfort, while secure basement parking for one vehicle adds everyday convenience.

Residents of The Eastbourne enjoy access to an impressive collection of amenities, including a 25-metre indoor heated lap pool, spa, sauna, fully equipped gymnasium and beautifully landscaped gardens. Concierge services, a dedicated mail room, cool room and additional storage facilities further enhance the lifestyle on offer.

Positioned within Canberra's parliamentary and cultural precinct, the apartment is moments from Lake Burley Griffin, Commonwealth Park, the National Gallery and National Library, with cafés, restaurants and recreation all within easy reach. East Traders Hall is also conveniently located within the development.

Combining quality, space and flexibility in a premium Parkes location, this brand new apartment presents an exceptional opportunity for owner-occupiers and investors alike.

Features:
- Brand new two-bedroom apartment within The Eastbourne
" Oversized second bedroom with flexibility as a multipurpose room
" Generous 23m² balcony
- Designer bathroom with premium finishes
- Secure basement parking for one vehicle
- Spacious open-plan living and dining
- Floor-to-ceiling double-glazed windows
- Engineered timber flooring
- 2.7-metre ceilings
- Designer kitchen with marble island and waterfall edges
- Matching marble splashbacks and oak timber cabinetry
- Premium Miele appliances
- Ducted reverse-cycle heating and cooling
- ready infrastructure
- Landscaped communal gardens
- metre indoor heated lap pool
- Spa, sauna and fully equipped gymnasium
- Concierge services
- Mail room, cool room and storage facilities
- East Traders Hall within the development
- Prestigious Parkes location
- Moments from Lake Burley Griffin and Canberra's cultural attractions

Essentials:
" Internal Area: 75m² (approx.)
" Balcony: 23m² (approx.)
" Total Area: 98m² (approx.)
- Body Corp: $543.41 per quarter
- Rental Appraisal: $680 - $700 per week
- Year Built: 2026
- EER: 6 Stars

Disclaimer:
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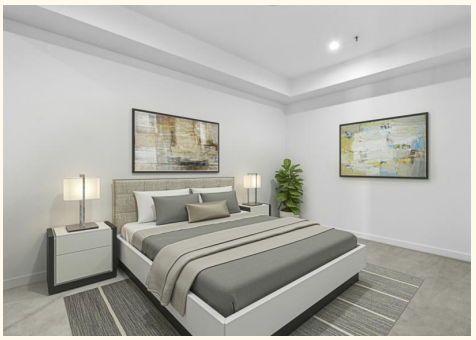
Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.











MORE DETAILS

Property ID	2GCXFHK
Property Type	Apartment
EER	6

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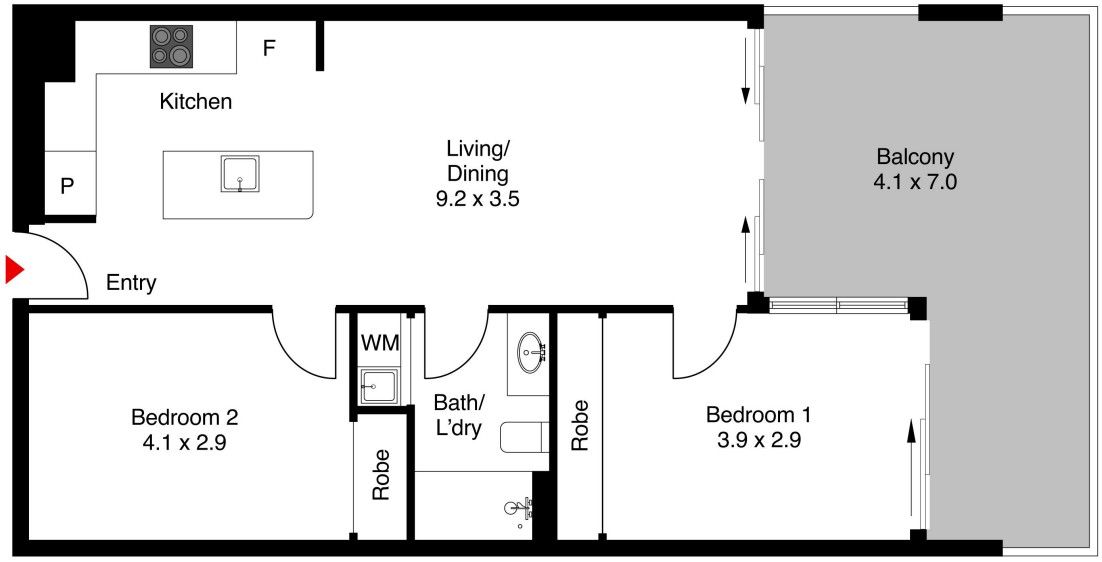

The floor plan plan not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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