







40/44 Constitution Avenue, Parkes

North-Easterly Aspect. Two Living Areas. One Sensational Address.

Auction Location: In rooms - LJ Hooker Canberra City Auction HQ

Discover an exceptional combination of space, north-easterly aspect and lifestyle in this generously proportioned two-bedroom plus multipurpose room apartment within the prestigious Griffin development. Offering 122m² of internal living and northern sun drenched balcony, this residence delivers a level of comfort and versatility rarely found in apartment living.

Positioned on the fifth floor with city and Mount Ainslie views, the apartment enjoys an abundance of natural light through double glazing, complemented by impressive 2.7m ceilings and quality finishes throughout. The thoughtfully designed floor plan creates a seamless connection between the two living areas and kitchen, providing an inviting setting for both everyday living and entertaining.

The generous open-plan living area offers ample space for separate lounge and dining arrangements, while full-height sliding glass doors extend the interiors onto a substantial 23.5m² balcony. Capturing an

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AUCTION
Wed 2nd Dec @ 6:00PM

VIEW
Sat 7th Nov @ 11:00AM - 11:30AM

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

elevated outlook and beautiful natural light, this outdoor space provides the perfect setting to relax, entertain or simply enjoy the unobstructed views.

At the heart of the home, the beautifully appointed kitchen combines contemporary design with everyday practicality. Featuring stone benchtops, a breakfast bar, premium Miele appliances and elegant glass feature cabinetry, the kitchen has been designed to complement both the functionality and sophistication of the residence.

Accommodation comprises a main bedroom with a huge walk in robe robe and a modern ensuite with a bathtub. The second bedroom features a northern aspect and built in robes. Both bathrooms are complete with underfloor heating. An additional multipurpose room provides valuable flexibility, ideal for a home office, study or additional living space.

The Griffin offers an exceptional lifestyle with an impressive collection of resort-style amenities. Residents enjoy exclusive access to a 25-metre indoor swimming pool, steam and sauna rooms, seperate weights and cardio gyms, and beautifully landscaped communal gardens.

Adding another level of convenience is The Griffin's concierge service, offering assistance with everyday needs including parcel collection, grocery deliveries and mail management. Direct pedestrian and bicycle access to Lake Burley Griffin and Commonwealth Park places some of Canberra's most iconic recreational spaces just moments from your doorstep.

Combining generous proportions, refined interiors and an enviable location, this outstanding apartment presents an opportunity to enjoy premium inner-city living without compromising on space, comfort or convenience.

Features
" Fifth-floor position with desirable northerly orientation
" Generous 122m² of internal living plus 23.5m² balcony
• Two spacious bedrooms and two bathrooms
• Additional multipurpose room, ideal for a home office or second living space
• Single-level design with expansive open-plan living and dining
• Impressive 2.7m high ceilings
• Full-height sliding glass doors connecting the living area to the balcony
• Quality timber flooring throughout the living areas
• Premium Miele appliances
• Two beautifully appointed bathrooms with underfloor heating
• Ducted heating and cooling throughout
• Separate full-sized laundry
• Two secure basement car spaces and storage cage
• NBN fibre to the premises
• Pet-friendly complex
• Concierge service
• Beautifully landscaped communal gardens

Property Details:
Internal Living: 123m²
Balcony: 23.5m²
Total Area: 146.5m²
EER: 6
Complex: The Griffin
Developer: Amalgamated Property Group
Builder: Chase Constructions
Rates: $2,740 per annum (approx.)
Strata Fees: $6,850.15 per annum (approx.)

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Strata Management: Civium

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.











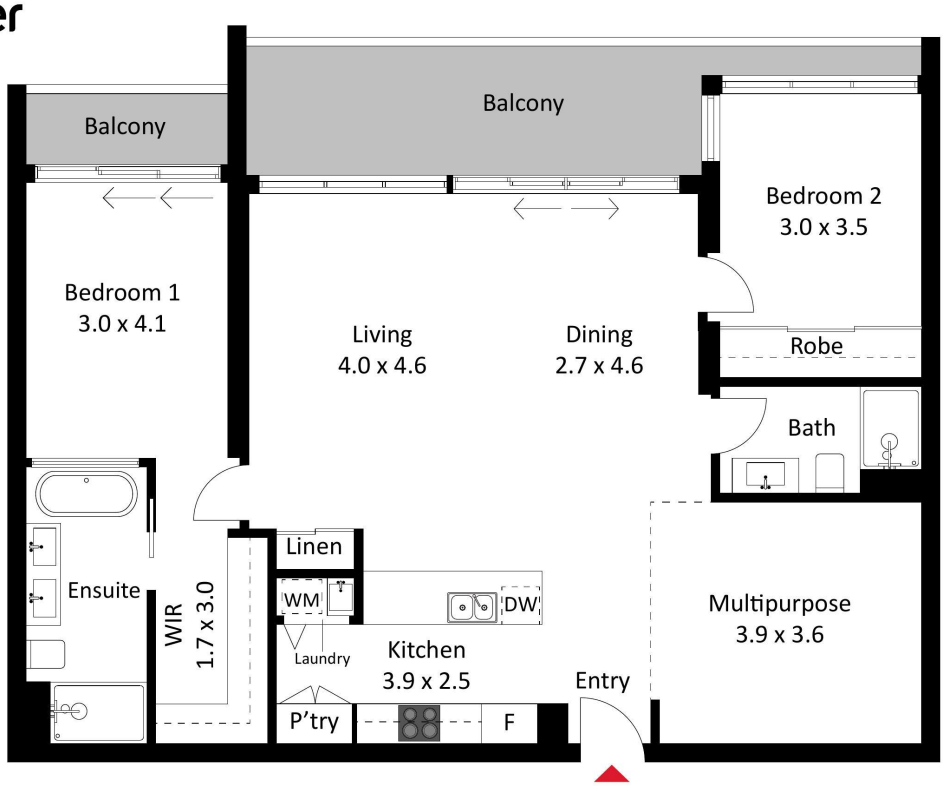
MORE DETAILS

Property ID	2GMPFHK
Property Type	Apartment
EER	6
Including	Air Conditioning Ducted Cooling Ducted Heating Intercom Pool Gym Dishwasher Floorboards Built-in-Robes

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The floor plan is not to scale; measurements are indicative and in meters. 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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