







55/62 Constitution Avenue, Parkes

Elevated Level 7 Living with Northern Aspect

Welcome to The Eastbourne, where refined interiors, everyday convenience, and an exceptional lifestyle come together at Canberra's most prestigious address.

Positioned on level seven, this large one-bedroom apartment enjoys a sunny northern aspect and view lines towards Mount Ainslie. With high ceilings, abundant natural light and efficient layout, this home is spacious, bright and functional.

First-home buyer/owner occupier: If you're eligible, this home is entitled to the recently expanded stamp duty concessions.
Investor: As a brand-new home, this residence is unaffected by the proposed negative gearing reforms in 2027 (subject to purchaser eligibility).

The Eastbourne is where life comes together:

- Leave the car at home and live walking distance to the lake, the park and Canberra's best events
- Add more exercise to your days with ease, with a new pathway connecting you directly to Commonwealth Park
- Save money on memberships and add more wellness to your

1 1 1

FOR SALE
By Negotiation

VIEW
Wed 4th Nov @ 5:00PM - 5:30PM

AGENTS

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Interested parties must rely solely on their own enquiries.

routine with two gyms onsite, plus a lap pool, spa, sauna and steam room
- Enjoy more convenience with East Traders Hall downstairs for coffee and dining

HOME FEATURES:
- 2.7m high ceilings in the living area and bedroom
- Northern aspect for natural light throughout the seasons
- Double-glazed windows and sliding doors
- Large kitchen with plenty of storage, premium Miele appliances and externally ducted rangehood
- 20mm granite benchtop and splashback in kitchen and bathroom
- Ducted heating and cooling
- Engineered timber flooring
- Abundant storage throughout and under-tile heating in the bathroom
- One basement carpark + storage cage

Total living: 67.1sqm (internal and external)
EER: 6.2 stars
Rental range: $600 - $620 per week

AMENITIES:
- 25m indoor lap pool, spa, sauna and steam room
- Two large gyms for cardio, weights and reformer pilates.
- Direct walking and cycling path to Commonwealth Park and Lake Burley Griffin

Grand lobby with Concierge, business lounge, mailroom, parcel storage and cool room to store groceries

- East Traders Hall downstairs providing 7 days of food and drink options, including Lager House by Capital Brewing Co., WORLD by Chairman Group, Lava Coffee and Sliceria
- Landscaped gardens

CONCESSIONS:
- Owner-occupiers: Eligible for the new ACT stamp duty concession when buying a new turnkey unit-titled home (from 1 July 2026). Eligibility depends on individual circumstances.
- Investors: Unaffected by proposed reforms to negative gearing benefits in the Federal Budget changes from July 2027.

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.



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MORE DETAILS

Property ID	2GFNFHK
Property Type	Apartment
House Size	67.1 m2
EER	6











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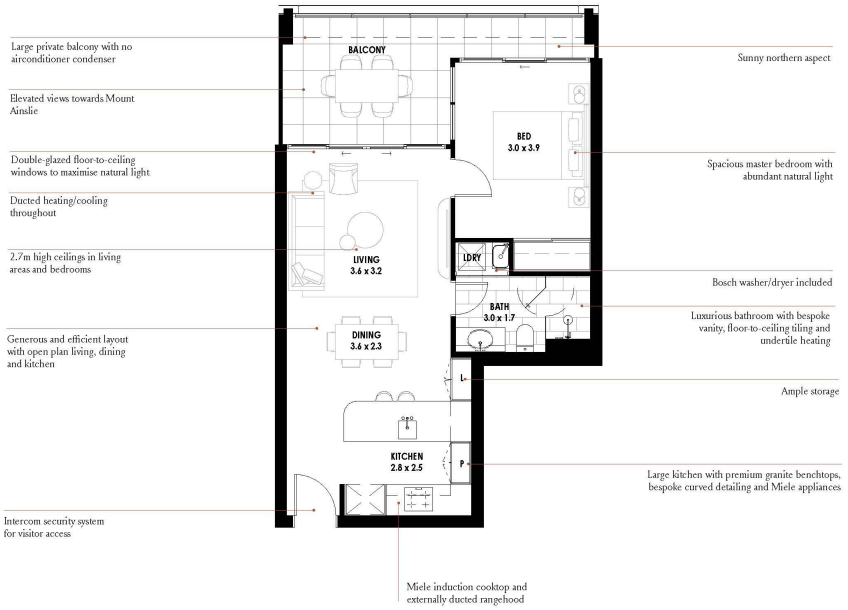
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THE
EASTBOURNE

Unit 55
Type 1D

1 Bedroom – 1 Bathroom
1 Car

Internal	56.7 m²
External	10.4 m²



Area calculations is for gross floor area and is measured to the outside face of external walls and common area walls and to the centre line of party walls and includes riser shafts and vertical service ducts. Balcony area is measured to the centre of the balustrade. Courtyard area is measured to the inside face of the fence. Any areas or dimensions shown are indicative only and may be varied subject to detail design and authority requirements. Windows sizes are indicative as downpipe locations vary. Northpoint relates to keyplan orientation.

Purchasers must rely upon their own enquiries and inspections. Inclusions and specifications are subject to change without notice. Dimensions and specifications may not be to scale. While all reasonable care has been taken in the preparation of this brochure and the particulars contained herein, it is intended to be a visual aid and does not necessarily depict the finished state of the property or object shown. Min EER 5.0

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