



61/44 Constitution Avenue, Parkes

Calling all savvy investors!

'The Griffin'; leading the way in sophisticated, modern design whilst prioritising the practicalities of day-to-day living. This beautiful, elevated apartment has a tenant in place until about mid-2026, offering you guaranteed rental income and peace of mind. The choice then will be to continue on with this property as a blue-chip component of your rental portfolio or move in and make it 'home'. With high ceilings, full height double glazing along with quality finishes, an abundance of storage and superb location, you just can't go wrong!

The location is truly blue chip', enjoy great walking paths including direct underpass access to Lake Buley Griffin, run the dog at Hassett Park. Wine bars, eateries, hair salons, pilates; the list goes on for lifestyle benefits in the area or just stay put and enjoy the resort style living at home with a 50 mt pool, 2 gyms and beautiful central green spaces.

Property features;

- 6th floor position
- Engineered timber flooring to the living spaces & carpet to both bedrooms
- Generous open plan living & dining flows beautifully to the large balcony
- Premium kitchen with stone work tops, induction cooktop &

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FOR SALE
\$880,000+

VIEW
By Appointment

AGENTS
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AGENCY
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(02) 6249 7700

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- integrated dish washer
- Well proportioned bedrooms, both with full height windows & built in wardrobes
- Bathrooms with full height tiling, quality fixtures & fittings
- Ducted reverse cycle air conditioning
- Full width balcony
- 2 side by side car spaces + storage
- 50 meter indoor pool
- 2 gymnasiums; 1 weight, 1 cardio
- Beautiful central gardens & BBQ facilities
- Underpass to have direct & safe access to Lake Burley Griffin
- Stunning entry foyer with concierge service
- Constructed 2020
- Living size; 90.3sqm + 21sqm Balcony
- Rates; \$555.00 per quarter
- Land Tax; \$730.00 per quarter
- Body corp; \$1,276.00 per quarter
- Current rent; \$800per week; expires 21st June 2026

MORE DETAILS

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

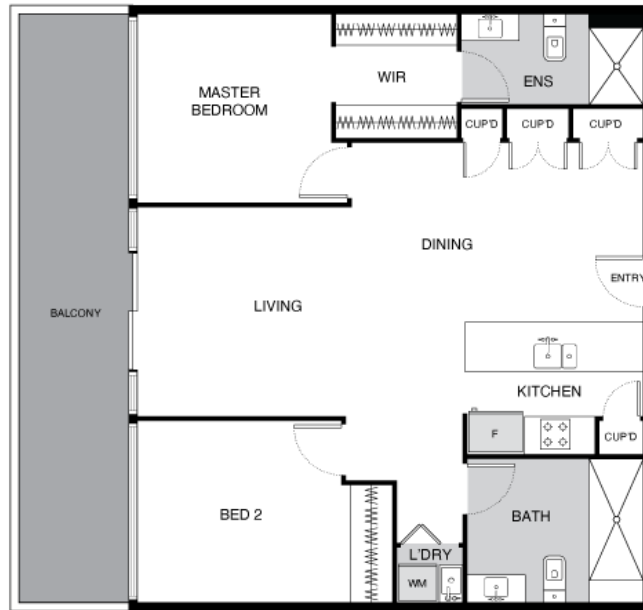
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ACT & NSW Licensed Agent |
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