







82/44 Constitution Avenue, Parkes

Top Floor Views to Canberra's National Icons with 2x EV Provisions

Positioned within the prestigious Griffin Complex in Parkes, this beautifully appointed top floor two-bedroom apartment delivers refined contemporary living with impressive views stretching towards the National Arboretum and Black Mountain Tower.

Designed to maximise both space and outlook, the apartment features a generous open-plan living and dining area framed by floor-to-ceiling glazing. Natural light fills the interiors, while the elevated outlook provides a striking backdrop across Canberra. Extending from the living area is an expansive covered balcony, offering the perfect place to entertain, unwind or simply enjoy the iconic views.

At the heart of the home is the sophisticated kitchen, finished to the high standard synonymous with The Griffin, featuring stone benchtops, premium Miele appliances, feature cabinetry and excellent food preparation and storage space. Engineered timber flooring, high ceilings and ducted reverse-cycle heating and cooling further enhance the sense of quality throughout.

2 2 2

FOR SALE
$888,888

VIEW
Tue 17th Nov @ 5:00PM - 5:30PM

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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.

Accommodation is thoughtfully separated for privacy. The main bedroom features a walk- through robe and private ensuite, while the second bedroom includes built-in wardrobe storage and is conveniently positioned near the main bathroom. Both bedrooms enjoy excellent proportions, complemented by additional storage throughout the apartment.

Residents of The Griffin enjoy access to an exceptional range of facilities, including a 25-metre indoor lap pool, sauna, steam room, separate cardio and weights gyms, landscaped communal areas and concierge services.

Perfectly positioned in the heart of Canberra, the residence places Lake Burley Griffin, the Parliamentary Triangle and some of Australia's most iconic landmarks within easy reach, while providing convenient access to the airport, Campbell and the surrounding dining and lifestyle precincts.

Features:
- Two bedrooms and two bathroom with views
- Expansive covered balcony Sweeping views towards the National Arboretum and Black Mountain
- Generous open-plan living and dining
- Main bedroom with walk-through robe and ensuite
- Built-in robe to second bedroom
- Floor-to-ceiling double-glazed windows and sliding doors
- Engineered timber flooring
- Premium kitchen with stone benchtops
- Miele appliances
- Ducted reverse-cycle heating and cooling
- Underfloor heating to bathrooms
- Excellent internal storage
- Video intercom
- Concierge service
- 25m indoor lap pool
- Sauna and steam room
- Separate cardio and weights gyms
- Landscaped communal areas
- Moments from Lake Burley Griffin and the Parliamentary Triangle
- Two allocated basement car spaces, each fitted with provisions for two 32-amp power connections for EV charging.

Numbers:
" Internal living: 90m² (Approx.)
" Balcony: 21m² (Approx.)
- Body Corporate: $1,255.21 p.q (Approx.)
- Rates: $1,717.91 p.a (Approx.)
- Land Tax: $2,359.26 p.a (Approx.)
- 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.

EER ★★★★★★

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LJ Hooker

MORE DETAILS

Property ID	2GEXFHK
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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