

97/62 Constitution Avenue, Parkes




Brand New Executive Residence with Lake & Parliament Views

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

Positioned within Canberra's most prestigious new address, this exceptional brand new four bedroom residence in The Eastbourne delivers an unrivalled combination of luxury, scale, and lifestyle in the heart of Parkes. Showcasing breathtaking views across Lake Burley Griffin and Parliament House, this remarkable apartment represents a rare opportunity to secure a residence of enduring quality within one of the capital's most sought after developments.

Thoughtfully designed by renowned architects DBI and developed by the highly regarded Amalgamated Property Group, the residence has been crafted with a focus on long term liveability, sophisticated design, and premium functionality. Offering expansive proportions rarely found in apartment living, the home features four spacious bedrooms, a dedicated study, a versatile rumpus room, and secure accommodation for two vehicles.

Designed to maximise natural light and take full advantage of its spectacular outlook, the apartment showcases generous open plan living and dining spaces complemented by soaring 2.7 metre ceilings,

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AUCTION

Wed 1st Jul @ 6:00PM

VIEW

Sat 13th Jun @ 10:50AM - 11:20AM

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We cannot guarantee or give any warranty about the information provided.

Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

engineered timber flooring, and floor to ceiling double glazed windows. The seamless connection between indoor and outdoor living creates an exceptional environment for both everyday comfort and entertaining.

At the heart of the home, the designer kitchen is finished to the highest standard, featuring elegant granite stone benchtops and splashbacks, premium appliances, extensive storage solutions, and refined cabinetry. The luxurious finishes continue throughout the bathrooms, where matching granite stone surfaces create a cohesive and timeless aesthetic.

Accommodation is generous and thoughtfully separated, with the master suite providing a private retreat complete with a beautifully appointed ensuite. The additional bedrooms are equally spacious and are serviced by a luxurious main bathroom, all finished with premium fixtures and fittings.

Year round comfort is assured through ducted heating and cooling, while the building's sustainable design principles incorporate solar initiatives, EV friendly infrastructure, and generous green spaces, ensuring future focused living without compromise.

Residents of The Eastbourne enjoy access to an unparalleled collection of resort style amenities, including a stunning 25 metre indoor lap pool, spa, sauna, gymnasium, beautifully landscaped communal gardens, and exceptional resident facilities. The grand main lobby features concierge services, a mail room, cool room, and dedicated storage facilities, delivering a level of convenience and sophistication rarely seen in Canberra apartment living.

Further enhancing the lifestyle offering is East Traders Food Hall, providing an exciting collection of dining and retail experiences just moments from your front door. Positioned within Canberra's premier cultural and parliamentary precinct, residents enjoy immediate access to Lake Burley Griffin, the Parliamentary Triangle, the National Gallery, National Library, and some of the city's finest restaurants, cafes, and recreational amenities.

Combining world class design, exceptional craftsmanship by Chase Construction, oversized proportions, and arguably one of Canberra's finest locations, this residence presents a truly unique opportunity for owner occupiers and investors seeking the very best in luxury apartment living.

Features:

- Brand new luxury four bedroom apartment in desirable location/development
- Two luxurious bathrooms including ensuite to master
- Secure double car accommodation
- Spectacular views of Lake Burley Griffin and Parliament House
- Oversized floorplan designed for long term liveability
- Premium architectural design by DBI Architects
- Developed by Amalgamated Property Group
- Constructed by Chase Construction
- Open plan living and dining filled with natural light
- 2.7 metre ceilings throughout
- Double glazed windows
- Engineered timber flooring
- Designer kitchen with granite stone benchtops and splashbacks
- Granite stone finishes to bathrooms
- Ducted heating and cooling
- Sustainable design with solar initiatives and EV infrastructure
- Landscaped communal gardens and open green spaces
- 25 metre indoor lap pool
- Spa and sauna facilities

- Fully equipped gymnasium
- Large main lobby with concierge services
- Mail room, cool room, and storage facilities
- East Traders Food Hall within the development
- Rich in lifestyle and recreational amenities
- Prestigious Parkes location
- Walking distance to Lake Burley Griffin and Canberra's cultural attractions
- Designed for luxury, comfort, and low maintenance living

Essentials:

- " Internal Area: 145m² (approx.)
- " Balcony: 21m² (approx.)
- " Total Area: 165.00m² (approx.)
- Rental Appraisal: \$1200 - \$1400 per week
- Year Built: 2026
- EER: 6 Stars

A rare opportunity to secure a brand new luxury residence within The Eastbourne, one of Canberra's most prestigious and architecturally significant developments. Combining breathtaking views, world class amenities, oversized living spaces, and an unrivalled Parkes location, this is apartment living at its absolute finest.

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	2FUVFHK
Property Type	Apartment
House Size	167 m2
EER	6

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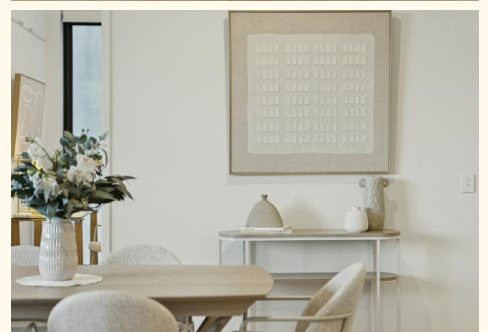
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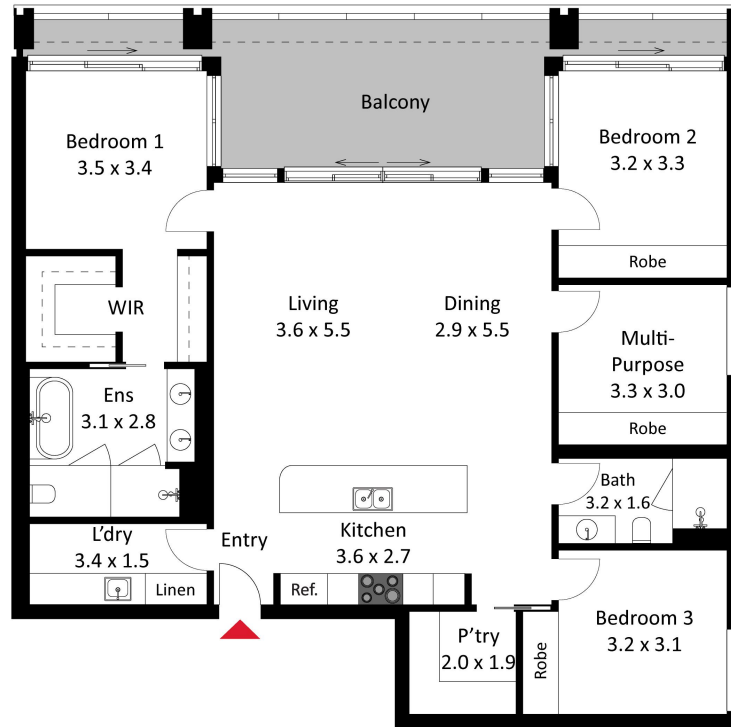
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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