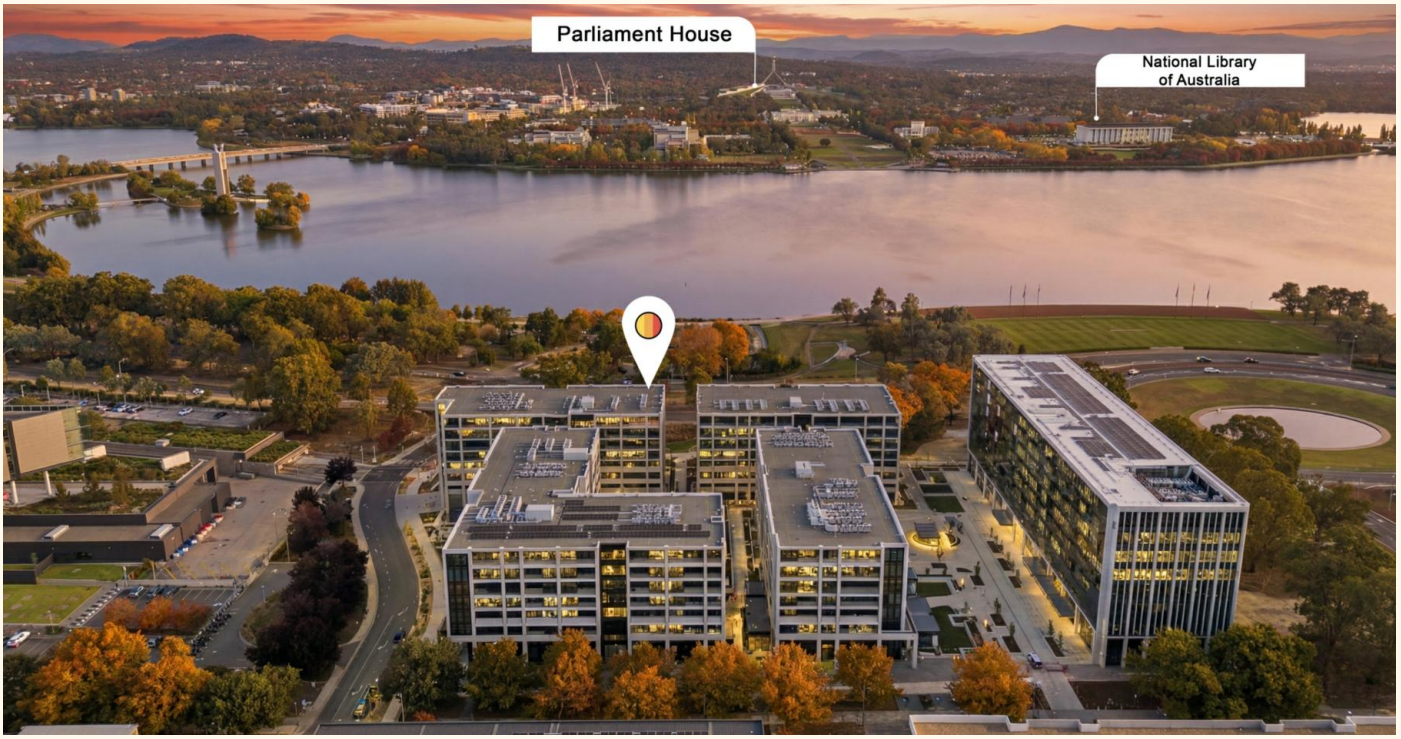
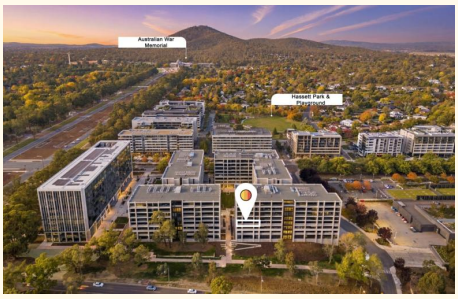






97/62 Constitution Avenue, Parkes

# Vendor Says Sell It!

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

Designed by DBI Architects and developed by Amalgamated Property Group, the apartment has been thoughtfully crafted for long term liveability, combining sophisticated design with premium finishes throughout. Offering proportions rarely found in apartment living, the home features four spacious bedrooms, a dedicated study, versatile rumpus room, walk in pantry, walk in laundry, and secure accommodation for two vehicles.

Filled with natural light, the expansive open plan living and dining area flows seamlessly onto the balcony, framed by floor to ceiling double glazed windows that capture the spectacular outlook. Engineered timber flooring, 2.7 metre ceilings, and refined finishes create an elegant and inviting atmosphere.

The designer kitchen is beautifully appointed with granite stone

4 2 2

**FOR SALE**
$1,699,000+

**VIEW**
Sat 21st Nov @ 9:00AM - 9:30AM

**AGENTS**

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Andrew Ligdopoulos
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**AGENCY**

LJ Hooker Canberra City
(02) 6249 7700

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benchtops and splashbacks, premium appliances, generous storage, and quality cabinetry. Matching granite stone finishes continue throughout the bathrooms, including the luxurious ensuite to the master bedroom.

Year round comfort is ensured with ducted heating and cooling, while sustainable features including solar initiatives and EV friendly infrastructure provide future focused living.

Residents enjoy exclusive access to The Eastbourne's outstanding resort style amenities, including a 25 metre indoor lap pool, spa, sauna, gymnasium, landscaped gardens, concierge, mail room, cool room, and resident storage. East Traders Food Hall is located within the development, while Lake Burley Griffin, the Parliamentary Triangle, National Gallery, National Library, and some of Canberra's best cafés and restaurants are all just moments away.

Built by Chase Construction, this exceptional residence combines world class design, premium craftsmanship, oversized living, and one of Canberra's finest locations, presenting an outstanding opportunity for both owner occupiers and investors.

Features:
- Brand new luxury four bedroom apartment in The Eastbourne
- Spectacular views of Lake Burley Griffin and Parliament House
- Four bedrooms, dedicated study and versatile rumpus room
- Walk in pantry and walk in laundry
- Two luxurious bathrooms including ensuite to the master
- Secure double car accommodation
- Oversized floorplan designed for long term liveability
- Designed by DBI Architects
- Developed by Amalgamated Property Group
- Built by Chase Construction
- Open plan living and dining filled with natural light
- 2.7 metre ceilings throughout
- Floor to ceiling 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, sauna and gymnasium
- Concierge, mail room, cool room and resident storage
- East Traders Food Hall within the development
- Prestigious Parkes location, moments from Lake Burley Griffin and Canberra's cultural attractions

Essentials:
" Internal Area: 145m² (approx.)
" Balcony: 21m² (approx.)
" Total Area: 166m² (approx.)
" Rental Appraisal: $1,200—$1,400 per week
- Year Built: 2026
- EER: 6 Stars

A rare opportunity to secure a brand new luxury residence within The Eastbourne, combining breathtaking views, world class amenities, oversized living, and an unrivalled Parkes lifestyle.

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.











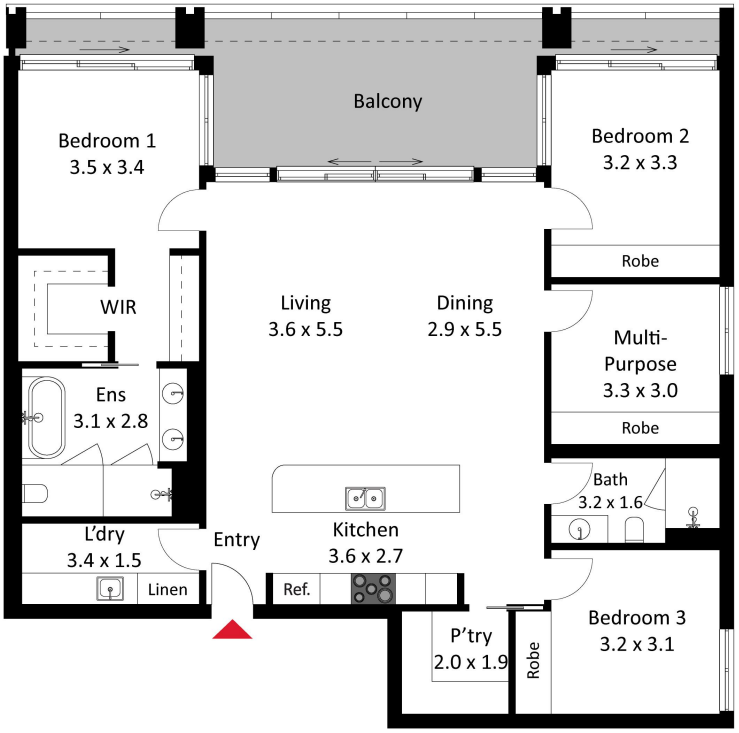
## MORE DETAILS

| | |
|---|---|
| Property ID | 2FUVFHK |
| Property Type | Apartment |
| House Size | 166 m2 |
| EER | 6 |

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**Andrew Ligdopoulos 0408 488 148**
Managing Director | andrew.ligdopoulos@ljhookerprojects.com.au

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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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