

## Parkes, 246/44 Constitution Avenue

**WATER VIEWS IN THE HEART OF CANBERRA - NEVER TO BE BUILT OUT!**

Designed by award winning Amalgamated Property Group with the executive in mind, apartment 246 within The Griffin showcases the highest level of sophistication and inclusions. Elegance and quality underpin the finishes complete with generous use of space, warm sun-soaked rooms, high ceilings and an unbeatable location to match.

The location is like no other - situated on Constitution Avenue, the same café-lined street that continues into the ever popular suburb of Campbell. Not far from The Griffin is the Parliamentary Triangle and a wide range of Government Offices, offering complete convenience for those seeking an easy commute to work. On your doorstep is the Mount Ainslie reserve as well as a direct underpass to Lake Burley Griffin. With views over Commonwealth Park, The Griffin is perfectly positioned alongside the city and access to the best of Canberra is completely unimpeded.



**For Sale**  
UPCOMING AUCTION

**View**  
[ljhooker.com.au/3470GCV](http://ljhooker.com.au/3470GCV)

**Contact**  
**Carly Clough**  
0419 296 458  
[cclough@ljhgungahlin.com.au](mailto:cclough@ljhgungahlin.com.au)

**Stephanie Hunt**  
0403 524 615  
[shunt@ljhgungahlin.com.au](mailto:shunt@ljhgungahlin.com.au)

**EER** ★★★★★★

**LJ Hooker Gungahlin**  
(02) 6213 3999



**Disclaimer:** 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.

The Griffin oozes luxury and offers a concierge service for deliveries and mail collection. Outstanding health and wellness amenities are all onsite including a 25 metre indoor lap pool, separate weights and cardio rooms, steam and sauna room. The matured outdoor gardens are a true highlight and with direct access to iconic Canberra landmarks, your backyard expands in just moments.

#### Features overview:

- 2 bedrooms, 2 bathrooms and study nook
- Large entertainers balcony
- Stunning views over Lake Burley Griffin
- Resort style amenities
- Expansive designer kitchen with stone benchtops and Miele appliances
- Incredible amount of storage and soft closing joinery
- Master bedroom with oversized walk-in wardrobe and ensuite with freestanding bath
- Second bedroom with large built in mirrored wardrobe
- Both bathrooms with underfloor heating and floor to ceiling tiling
- Ducted heating and cooling
- Double block out electric blinds
- Large double-glazed windows and sliding doors
- Engineered floorboards in the kitchen and living, carpeted bedrooms
- 2 secure basement car parks and storage cage

#### Apartment 246 in The Griffin:

- Year built: 2022
- EER: 6
- Level 7 (8 levels in the complex)
- 87m2 living and 14m2 balcony, total area 101m2 approx.
- Body Corporate Management: Civium Strata Management
- Body corporate levies: \$1,114.00 per quarter approx.
- Rates: \$566.00 per quarter approx.
- Rental estimate: \$750.00 to \$775.00 per week approx.

## More About this Property

<b>Property ID</b>	3470GCY
<b>Property Type</b>	Unit
<b>House Size</b>	87 m <sup>2</sup>
<b>EER</b>	6

#### Carly Clough 0419 296 458

Licensed Agent ACT/NSW and Auctioneer | [cclough@ljhgungahlin.com.au](mailto:cclough@ljhgungahlin.com.au)

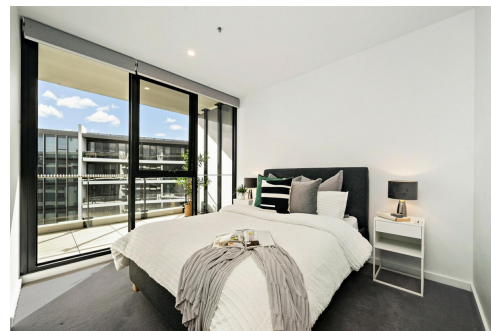
#### Stephanie Hunt 0403 524 615

Sales Associate to Carly Clough | [shunt@ljhgungahlin.com.au](mailto:shunt@ljhgungahlin.com.au)

#### LJ Hooker Gungahlin (02) 6213 3999

Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street, GUNGAHLIN ACT 2912

[gungahlin.ljhooker.com.au](http://gungahlin.ljhooker.com.au) | [gungahlin@ljhooker.com.au](mailto:gungahlin@ljhooker.com.au)



**Disclaimer:** 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 Gungahlin**  
(02) 6213 3999



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.

44 Constitution Avenue, Campbell

Produced by **DIAKRIT**