



Reid, 78/43 Constitution Avenue

Style, Space and Unbeatable Location - Fixed term agreement expires on the 30th May 2025

Positioned in the heart of Canberra, this impeccably presented apartment combines inner-city lifestyle with modern comfort. With spacious open-plan living, quality finishes, and a well-considered layout, it's ideal for professionals, downsizers, or investors seeking low-maintenance luxury.

Step inside to a light-filled design that flows seamlessly to a generous balcony-perfect for relaxing or entertaining. The kitchen is fitted with quality appliances, stone benchtops, and ample storage, while the bedroom offers built-in robes and direct balcony access.

Situated in a secure complex with lift access, basement parking, and beautifully maintained communal spaces, every detail has been considered. With Lake Burley Griffin, the city centre, and ANU all within walking distance, this is premium living at its most convenient.

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For Sale
By Negotiation

View
ljhooker.com.au/35F3GCY

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EER ★★★★★★

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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.

Currently tenanted at \$590 per week, it presents a fantastic opportunity for investors seeking immediate returns.

Features:

- Light-filled open-plan living and dining area
- Modern kitchen with stone benchtops, gas cooktop and quality appliances
- Generous balcony, ideal for entertaining or relaxing
- Spacious bedroom with built-in robes and direct balcony access
- Ceiling fan in both the bedroom and living area
- Sleek bathroom with contemporary finishes
- European-style laundry
- Split system heating and cooling
- Secure building with lift access
- Basement parking and storage cage
- Walking distance to the city centre, ANU and Lake Burley Griffin

Proximity to Amenities:

- Canberra Centre - 5-minute walk
- ANU - 4-minute drive
- Lake Burley Griffin - 5-minute walk
- Public transport and light rail - within walking distance
- • Parliament House - 8-minute drive
- National Gallery of Australia - 6-minute drive
- Reid CIT - 3-minute walk
- Westfield Belconnen - 15-minute drive
- Gungahlin Town Centre - 20-minute drive

More About this Property

Property ID	35F3GCY
Property Type	Apartment
House Size	60 m2
EER	6
Including	Air Conditioning

Troy Thompson 0408 694 917

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