

210/44 Constitution Avenue, Parkes, ACT, 2600



Apartment For Sale

Thursday, 9 January 2025

210/44 Constitution Avenue, Parkes, ACT, 2600

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment

A luxury 2 bedroom apartment, within the much sought-after The Griffin development.

What you see:

A prestigious location with an incredible Eastern green leafy aspect. Think, Sunday mornings coffee stroll by the lake or dinner and drinks at Raku. Open plan living and dining room with the added bonus of a study nook and lavish sized balcony.

What we see:

A luxurious level 4 opportunity.

See more:

2 bedroom apartment within The Griffin Development
Developed by award winning Amalgamated Property Group
Designer kitchen with Miele appliances, stone benchtops & soft close joinery
European laundry
Master suite with walk through robe & en-suite with double sink and bath
Additional bedroom with built in robe
Generous storage solutions throughout
Double glazed windows and sliding door
Engineered timber floors
Ducted reverse cycle heating & cooling
Bathrooms with floor to ceiling tiling & underfloor heating
Video intercom
Development concierge service
Amenities include 25m indoor pool, sauna & steam room and gyms
Direct pedestrian access to Lake Burley Griffin
Two secure parking spots, with large storage cage

Within 2 minute walk to Lake Burley Griffin
Within 5 minute drive to the City Centre
Within 5 minute drive to Russell business hub
Within 7 minute drive to Mount Ainslie
Within 7 minute drive to Parliament House

Level 4

Living: 89.5m²

Balcony: 14.4m²

Total: 103.9m²

EER: 6 stars

Built: 2021

Body Corporate: \$1,312.53 p.q

Rates: \$573 p.q

Land Tax: \$1,612 p.a (approx. only applicable if rented)

Rental Estimate: \$850.00- \$900.00 per/wk

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