

**213/44 Constitution Avenue, Parkes, ACT, 2600**



**Apartment For Sale**

Thursday, 21 November 2024

213/44 Constitution Avenue, Parkes, ACT, 2600

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**

## Luxury Single-Level Apartment with views to Black Mountain

The Griffin development in Parkes, exclusively located within the Parliamentary Triangle, is a near new luxury apartment complex offering premium living only a 10 minute walk from the Canberra Centre.

Featuring 3 large bedrooms, the Main Bedroom with Walk In Robe and an ensuite with a bathtub, Unit 213 offers the size and luxury that those moving from a house to an apartment should consider.

The Multi-Purpose room in this apartment could serve as a second living space, or could be walled off to become a dedicated study or 4th bedroom. An unusual feature within apartments other than Penthouses.

The kitchen includes high-end Miele appliances, 30mm stone benchtops, glass cabinetry, soft-close drawers and a spacious walk-in pantry, it would compare to modern houses in size and function.

Additional features of the apartment include:

- Under-tile heating in all bathrooms for ultimate comfort
- Expansive 2.7-metre-high ceilings and floor-to-ceiling double-glazed windows
- Quality engineered timber floors throughout the living areas
- Fully ducted reverse cycle heating and cooling for year-round comfort
- Secure video intercom system for added peace of mind

The Griffin complex features a health and wellness center with a 25m indoor lap pool, steam and sauna rooms, and fully equipped but separate weights and cardio gyms.

The Numbers...

Living size: 141m<sup>2</sup> approx. INTERNAL

Balcony size: 34m<sup>2</sup> approx. EXTERNAL

Rates and fees include:

Rental income: \$1025/week (the apartment is currently tenanted on a periodic lease, tenants may vacate with 3 weeks notice)

Body corporate: \$1,851 per quarter (approx.)

Annual rates: \$3,045 (approx.)

Land tax (if rented): \$3,981 per annum (approx.)