

49/44 Constitution Avenue, Parkes, ACT, 2600



Apartment For Sale

Tuesday, 21 January 2025

49/44 Constitution Avenue, Parkes, ACT, 2600

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Tom Wiggins

Luxury Living Lakeside.

What you see:

The perfect blend of convenience and comfort, with local cafes, restaurants and Lake Burley Griffin at your doorstep.

What we see:

An award winning development, offering a high-end lifestyle that matches the location.

See More:

Located on level 5 in 'The Griffin' Development

Developed by award winning Amalgamated Property Group

Built by Chase Construction

Open plan kitchen, living and dining

Designer kitchen with stone benchtops, glass splashback, island bench and soft close joinery

Appliances include Miele induction cooktop, oven and dishwasher

Living area with direct access to balcony

Master suite with walk-through robe and ensuite

Second bedroom features built-in robe with mirrored sliders

Bathrooms with floor to ceiling tiles, wall hung vanities, stone vanity, under tile floor heating and mirrored shaving cabinets

European laundry with dryer included

Ample storage space

Double glazed window and sliding door

Block out roller blinds throughout

Engineered timber floors throughout living areas

Carpeted bedrooms

Ducted reverse cycle heating and cooling

2.7m high ceilings

Video intercom

One secure car space in basement with storage cage

Complex amenities include a 25m indoor swimming pool, sauna, steam room, two gyms and common area with manicured gardens

2 minute walk to Lake Burley Griffin

5 minute drive to the City Centre

7 minute drive to Mount Ainslie

7 minute drive to Parliament House

Total Area: 109m²

Living: 87m²

Balcony: 22m²

Built: 2022

EER: 6.0

Body Corporate: \$4,828 p.a.

Rates: \$2,267 p.a.

Land Tax: \$2,896 p.a.

Rental Appraisal: \$750 - \$810

Disclaimer: Please note the property will not be marketed under offer and inspections will not cease until the exchange of contracts has taken place. The above figures are approximate only. The material and information contained within this

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