

**The Griffi 44 Constitution Ave, Parkes, ACT 2600**

**\$799,000-\$850,000**

Apartment   



**2 Bedroom Apartment - OC**

COMPLETED 2 BEDROOM DISPLAY APARTMENT NOW OPEN

The unique floor plan of these 2 bedroom apartments have been designed to allow for a seamless journey from the residences to the natural surrounds. Large floor to ceiling windows frame the views welcoming sunlight into the home, making it the perfect space to relax and unwind.

**Open for Inspection**

Mon, 14 Jun 2021 - 11:00 AM to 2:00 PM

With 102m2 of internal living and 2.7 meter high ceilings, the generously sized apartments will feel even more spacious and inviting.

The bespoke joinery in the kitchens provide a simple, elegant backdrop to the living areas. The thoughtful layout maximises space, offering generous storage and the premium Miele appliances allows for effortless meal preparation. The large island benchtops made of 3mm reconstituted stone provide a sophisticated centre point when entertaining guests.

The two bedrooms have purposefully been positioned away from the living area allowing for privacy. The main bedroom offers a large built in robe and ensuite with double basins, clever storage and premium fixtures creating a sense of luxury. A highly sought-after feature of this floor plan is the balcony that wraps around the exterior allowing residents to enjoy morning and evening light.

Inclusions such as double-glazed windows, timber flooring to all living areas, underfloor heating to all bathrooms, ducted heating and cooling, externally ducted rangehood, feature glass cabinetry and luxurious 30mm stone benchtop are all standard at The Griffin.

**A Location Like No Other:**

Whilst there are endless advantages of The Griffin, there are none as extraordinary as the location and accompanying lifestyle.

As the only residential offering in the suburb, it is likely that you are unfamiliar with the location of Parkes. However, you will find that the site is both remarkable and very well known. Situated on Constitution Avenue, the same cafe-lined street that continues into Campbell, and abutting Anzac Parade, the Griffin will take pride of place on the landmark Anzac West Building site.

The Griffin gazes over Commonwealth Park and Lake Burley Griffin, sits alongside the city and is beautifully backdropped by Mt Ainslie. Your access to the best of Canberra is completely unimpeded.

**Listed By**

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