

114/81 Constitution Avenue, Campbell, ACT 2612



Apartment For Sale

Monday, 22 January 2024

114/81 Constitution Avenue, Campbell, ACT 2612

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 149 m2

Type: Apartment



Antony Damiano
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Georgia Mikic
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Auction

Auction Location: Auction On-Site This 6th floor unit is positioned in the highly sought-after development of Iskia in the suburb of Campbell. The residence has breathtaking panoramic views that are sure to captivate your imagination. The meticulously designed three-bedroom home spanning an impressive 149m², embodies luxury living, displaying impeccable craftsmanship and a spacious internal living area. Upon entering the sophisticated ambiance is immediately established by the spotted gum timber flooring. The generous light filled living spaces seamlessly extends to a sprawling 47m² wrap-around balcony, creating an ideal setting for entertaining or enjoying uninterrupted vistas from north to south. The well-appointed kitchen, a delight for culinary enthusiasts features a spacious stone-topped island bench with space for a wine fridge, plumbing in the fridge space is also available. There are state-of-the-art Miele appliances and induction cooktop. The bedrooms are equally impressive, with the main bedroom boasting a generously sized walk-through robe and a luxurious oversized ensuite with a bath. Residents of this beautiful home can relish a perfect blend of a low-maintenance lifestyle, high-end finishes, and awe-inspiring views. Convenience takes precedence, with three generous conveniently positioned car parks next to the lifts and an enclosed oversized storage cage conveniently positioned. The location enhances the residence's appeal, with its proximity to Campbell Shops, C5 precinct cafes, shops etc. With views from the balcony to Mt Ainslie, Kingston foreshore, the lake and Parliament house. The adjacent spacious RSL nature reserve that the unit overlooks will ensure that family walks, exercise, or pet strolls are not only convenient but also a delightful part of your daily routine. This property is finished to such an exceptional standard with views of this calibre are a rarity, making this residence a unique gem in the luxury real estate landscape. Nestled in a prime central area, this apartment is mere minutes away from Canberra's iconic landmarks, ensuring you will always be at the heart of the action. Indulge in the convenience of having local cafes, shops, and public transport in proximity, allowing for a carefree and modern lifestyle that caters to your every need. Do not miss the chance to secure a luxurious 3-bedroom apartment with a study in this desirable location and well maintained complex. Reach out to us now to schedule a viewing and transform this into your new residence.

Features: Spacious open plan design Located on the 6th Floor with only 2 units on this side of the building 3 Bedrooms and a Study 2 Bathrooms both with underfloor heating Views to the North, East, South and Southwest Full height windows and high square set ceilings Miele appliances Main bedroom with oversized ensuite and bath Ducted reverse cycle zoned heating and cooling Large island bench with stone tops to all kitchen surfaces LED downlights throughout Separate Laundry with great storage Segregated 2nd and 3rd bedroom both with floor to ceiling BIR's Access to the balcony from all living areas and bedrooms 47m² wrap around covered balcony taking full advantage of the views Three generous sized car spaces in a secure basement situated next to the 2 lifts for the building and large enclosed storage cage easily accessible Generous visitor parking with access to EV charging Lovely community of neighbours Well-equipped gym Developed by the Hindmarsh Group

Essentials: EER: 5149m² of Internal Living 47m² Balcony 196m² Total Area 146 apartments in the complex Developer: Hindmarsh Group Chase Construction Rates: \$2,450.03 per annum (approx.) Land tax (investors): \$3,052.74 per annum (approx.) Body corporate fees: \$2,640.83 per quarter (approx.) Rental estimate: \$1000-\$1100 per week Strata: LMM Solutions Pty Ltd Age: 3 years (Occupation in 2020)