

121/81 Constitution Avenue, Campbell, ACT 2612



Sold Apartment

Friday, 11 August 2023

121/81 Constitution Avenue, Campbell, ACT 2612

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 106 m2

Type: Apartment



Kaylene King

0409574178

\$1,040,000

Auction Location: Auction HQ For Sale by Auction if not sold prior! In-rooms at LJ Hooker Canberra City - Wednesday 16th August at 6pm. Situated in the tightly held suburb of Campbell, from the moment you enter this top floor property you are greeted with a feeling of generosity, warmth and light. It is quickly evident that this stunning three-bedroom apartment has been finished to an extremely high standard, also offering the practicality of abundant storage and an outdoor entertainment space for easy living and luxury lifestyle. The generous light filled living area sits out to the corner of the building with full height glass wrapping around the living/kitchen space and taking in the beautiful and expansive views from the Eagle monument at Russell all the way across the Brindabellas and finish with gorgeous sunsets over Black Mt. The kitchen features beautiful stone and stainless-steel, high-end fixtures, fittings and appliances along with ample storage. With the open plan living and dining spaces opening effortlessly to your very large full-length balcony, entertaining family and friends will be wonderful. Appreciate this blue-chip location, very close to the CBD, Russell, the nature reserve at your doorstep and our wonderful Lake Burley Griffin very close by. Properties finished to an extremely high standard and views like this are hard to come by so don't delay your inspection or call me to register your interest.

Property features;- Elevated 7th floor (top floor) position with expansive views & beautiful sunsets- High square set ceilings and full height windows- Kitchen with Miele appliances including induction cooktop, integrated microwave & dishwasher- Engineered Oak Timber flooring- Separate laundry with washer & dryer included- Ducted reverse cycle heating and cooling- LED down-lights throughout- Auto blinds to the living spaces & main bedroom- Generous amounts of storage - Main bathroom with bathtub- Balcony access from main bedroom & bedroom 2- Two side by side car spaces directly across from lift, + storage shed - Hassett Park is wonderful for kids & pets to run & play- Located 2.2km from Canberra Centre- Campbell is spoilt for both private & public schools- The complex also has a well equipped owners gym that can be utilised at your convenience.

The numbers;- Construction completed in 2020- Living size; 110sqm- Balcony; 30sqm- Rates; \$531.40 per quarter- Land Tax; \$630.20 per quarter if rented- Body corp fees; \$1,995.79 per quarter