

**17/65 Constitution Avenue, Campbell, ACT 2612**

LUTON

**Apartment For Sale**

Saturday, 9 December 2023

17/65 Constitution Avenue, Campbell, ACT 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Ben Holder

0261763448

**\$510,000**

Welcome to your new home at 17/65 Constitution Avenue, Campbell! This stunning 1-bedroom, 1-bathroom apartment offers a perfect blend of comfort, convenience, and style. With new carpets throughout, this unit exudes a fresh and modern ambiance. The property also includes a secure underground carpark and storage space, providing peace of mind for your vehicle and personal storage. The apartment's prime location in the heart of Campbell ensures that you are just moments away from an array of amenities and water views of Lake Burley Griffin. Whether you're looking to explore local cafes, restaurants, or shops, everything you need is within easy reach. Additionally, the area boasts beautiful parks and recreational spaces, perfect for enjoying the outdoors. Inside the apartment, you'll find a well-appointed kitchen with modern appliances, a spacious living area, and a large bedroom that provides a peaceful retreat. The bathroom features contemporary fixtures and finishes, adding to the overall allure of the space. This property is ideal for investors, individuals or couples seeking a comfortable and convenient living experience in one of Canberra's most sought-after neighborhoods. Don't miss out on the opportunity to make this exceptional apartment your new home! Contact us today to schedule a viewing and discover the unmatched appeal of 17/65 Constitution Avenue, Campbell.

**Key Details:** Body Corporate: \$1031 per quarter  
Rates: \$431 per quarter  
Land Tax (if rented) \$526.47 per quarter  
Living size 50m<sup>2</sup> Approx - Baloney 9m<sup>2</sup> Approx - Block size approx. 3024 m<sup>2</sup>  
EER 6.0 stars  
Year built 2013

**Disclaimer:** Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement Luton Properties does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.