

211/4 Anzac Park, Campbell, ACT 2612

CARTER + CO

Apartment For Sale

Thursday, 16 May 2024

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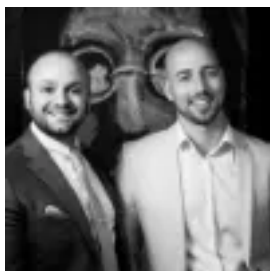
Bedrooms: 2

Bathrooms: 2

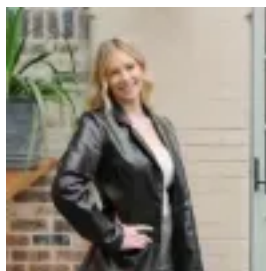
Parkings: 2

Area: 79 m2

Type: Apartment



James Carter And Nik Brozinic
0261763443



Frances Junakovic
0261763443

Offers Over \$649,000

The Features You Want To Know.+ Two generous-sized bedrooms+ Located on the Second Floor+ Spacious kitchen with Plenty of storage+ Timber flooring throughout living areas+ Carpeted Bedrooms+ Built-in Wardrobes+ Electric Blinds+ Master Bedroom with Ensuite+ Entertaining Balcony+ NBN connected+ Secure intercom to manage access to building entry and lifts+ CCTV to building entries and basement+ Beautifully landscaped central atrium courtyard+ Rooftop facility with panoramic views of Lake Burley Griffin and its surrounds+ Two Tandem secure car spaces with a Storage Cage

The Location.+ 4 Minutes to Campbell Primary+ 4 Minutes to Campbell High School + 6 Minutes to Canberra CBD+ 9 Minutes to Canberra Airport+ 13 Minutes to Calvary Private Hospital

Why You Want To Live Here. Introducing this charming two-bedroom apartment tucked away in the sought-after suburb of Campbell. Situated just a stone's throw from Canberra CBD, this property offers a prime chance for both home seekers and investors alike. The heart of the home lies in the kitchen, featuring abundant storage and modern amenities, opening up to a spacious living area that seamlessly connects to the balcony, creating a fluid indoor-outdoor flow ideal for entertaining or simply enjoying the fresh air. This spacious abode boasts two generously sized bedrooms, each carpeted for warmth and coziness, with built-in wardrobes providing ample storage. The master bedroom is complemented by an ensuite, ensuring privacy and convenience. This meticulously designed apartment offers a harmonious blend of comfort and sophistication, feel secure with the surrounding CCTV to building entries and basement, along with the secure intercom for access. The C5 Precinct offers an abundance of retail, dining and leisure options at your doorstep. Positioned within close proximity to Canberra Airport and walking distance to the city, the location really is unbeatable. With the potential to yield high rental returns, this is also a great opportunity for the astute investor.

The Stats You Need To Know.+ Block: 3-25+ Section: 131 + Unit: 78²+ EER: 6 Stars+ Unit Plan: 14593 + Internal Living: 70m² (approx.)+ Balcony: 9m² (approx.)+ Land Tax: \$1,540 per annum (approx.)*only payable if rented+ Rates: \$1,339 per annum. (approx.)+ Strata: \$871 per quarter. (approx.) *including sinking fund+ Heating and cooling: Ducted Heating and Cooling+ Rental Appraisal: \$680 - \$700 per week (approx.)+ Car: Two secure basement car spaces