

304/4 Anzac Park, Campbell, ACT 2612

CARTER + CO

Apartment For Sale

Wednesday, 12 June 2024

304/4 Anzac Park, Campbell, ACT 2612

Bedrooms: 2

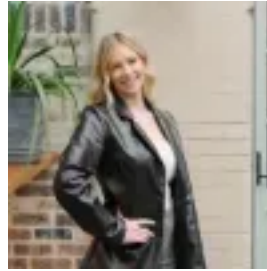
Bathrooms: 2

Parkings: 2

Type: Apartment



James Carter And Nik Brozinic
0261763443



Frances Junakovic
0261763443

Offers Over \$629,000

The Features You Want To Know.+ Two generous-sized bedrooms+ Located on the third floor+ Open-plan living and dining + Kitchen with mirrored glass splashback and stone benchtops+ Smeg appliances including induction cooktop, pyrolytic oven, semi-integrated dishwasher+ Built-in wardrobes to both bedrooms+ Floor-to-ceiling tiles in both bathrooms+ Oversized showers with rain head and mirrored vanity storage + Ducted reverse cycle heating and cooling+ Quality window coverings installed throughout+ European laundry with dryer included+ Large balcony with views of Hassett Park+ 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 secure car spaces with a Storage Cage+ Short walk to the vibrant cafes & shops within Campbell or Canberra City Centre+ Tenanted at \$650 per week until 20/10/24

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. Positioned on the prestigious third level, this executive two-bedroom, two-bathroom modern residence showcases flawless luxury. Nestled in the heart of Campbell, this apartment offers a remarkable orientation with breathtaking views of Hassett Park and is just a stone's throw away from Canberra's bustling precinct. Its contemporary design is characterized by clean lines, striking features, and a harmonious blend of warm tones and top-tier fixtures, creating an inviting sanctuary. The kitchen stands as the focal point of the home, meticulously designed and equipped to elevate your culinary experience. Featuring SMEG appliances, ample bench space adorned with luxurious stone benchtops

Boasting two bedrooms and two bathrooms, with built-in robes and carpeted throughout, adding warmth and coziness. The master bedroom is complemented by an ensuite, ensuring privacy and convenience. Enjoy the convenience of the European laundry, and ample storage options cleverly incorporated, ensuring a clutter-free living space.

This meticulously designed apartment seamlessly blends comfort and sophistication, offering residents peace of mind with CCTV surveillance and secure intercom access. Located in the bustling C5 Precinct, it provides easy access to retail, dining, and leisure options, as well as close proximity to Canberra Airport and the City Centre.

The Stats You Need To Know.+ Block: 3-25+ Section: 131+ Unit: 106+ 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 Reverse Cycle Heating and Cooling+ Rental Appraisal: \$630 - \$650 per week (approx.)+ Car: Two secure basement car spaces and storage cage