

304/71 Constitution Avenue, Campbell, ACT, 2612

Leased House

Wednesday, 8 February 2023



THE
PROPERTY
COLLECTIVE

304/71 Constitution Avenue, Campbell, ACT, 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: House

Luxury, space & lifestyle

Follow this link to apply now:

https://apply.sortedservices.com/#/properties?id=f522b7dd-81a6-4479-a89b-864eee2cb85a&type=t&agencyCode=AU_TPCO

Elevate your living experience at 'Seventy One' in Campbell. This brand new one bedroom apartment offers an efficient floor plan that maximizes space both indoors and outdoors thanks to the functional winter garden.

The open-plan kitchen features ample bench and storage space, along with high-end stainless-steel appliances. The living area opens up to a spacious winter garden, creating the perfect environment for indoor/outdoor entertaining and flooding the living area and bedroom with natural light.

'Seventy One' has been designed to offer communal areas that are made for residents to enjoy and make the most of. Enjoy access to a private dining room with kitchen, residents lounge, outdoor dining space with BBQ and pizza oven, and an all-year-round gas fire pit.

Enjoy the luxurious benefits of living in one of Canberra's most prestigious suburbs with close proximity to cafes, restaurants, Lake Burley Griffin, and easy access to the City and nature trails of Mount Ainslie.

For an extra \$50 per week, enjoy the unique convenience of a second, oversized basement storage room, 2.7m x 2.5m in size.

The perks:

- 🔗 Spacious one bedroom apartment
- 🔗 Light-filled open-plan living
- 🔗 Motorised blinds
- 🔗 Kitchen with high-end appliances
- 🔗 European laundry with washing machine and dryer
- 🔗 Ducted heating and cooling
- 🔗 Single car space and storage cage
- 🔗 Communal areas including outdoor garden/atrium with fire pit, BBQ area with pizza oven, residents lounge, and dining room

The numbers:

- 🔗 Approx. 1 minute walk to Campbell local shops
- 🔗 Approx. 7-minute drive to the City centre
- 🔗 Approx. 3-minute drive to Mount Ainslie walking trails
- 🔗 Approx. 8-minute drive to Canberra airport

Availability: Now

Pets: Prior consent will need to be given by the owner and strata manager to keep pets on the premises.

Please note: It's not always possible to view the location and access of the carparking or storage cage (if applicable) at the open home. If information relating to these specific inclusions are important to you, please request a private viewing of these spaces in the event you are the successful applicant.

Disclaimer: While all care has been taken in the advertising and marketing of these properties, we do not accept

responsibility for any errors or inaccuracies.