

321/2 Anzac Park, Campbell, ACT 2612



Apartment For Sale

Tuesday, 6 February 2024

321/2 Anzac Park, Campbell, ACT 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



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\$665,000+

Discover a carefree and effortless lifestyle awaiting you in this exquisite 2-bedroom unit, nestled on the 3rd floor of the prestigious Parade building on Anzac Park in Campbell. Boasting a superior finish and a seamlessly flowing floor plan, this exceptional residence perfectly blends modern living with unparalleled convenience. The prime location puts everything you need within easy reach, ensuring a perfect harmony of comfort and style. This apartment showcases high-level inclusions, a premium finish, and a contemporary layout that exudes both luxury and comfort. The thoughtfully designed floor plan maximises space at every turn, offering a large, open-plan kitchen and living area that effortlessly extends to a generous private balcony. This creates a versatile space suitable for any occasion and ensures year-round entertaining a delightful experience. The well-sized bedrooms contribute to the unit's allure, with the main bedroom providing direct access to the balcony, enhancing the overall living experience. Adding to the appeal is the fact that this property is currently tenanted until December 2024, providing not only a stylish and comfortable living environment but also an investment opportunity.

In a separate realm of sophistication, we present an elegant and stylish one-bedroom apartment that is intended to make a lasting impression. Nestled in a prime central area just minutes away from Canberra's iconic landmarks and defence offices, this apartment offers a convenient and modern lifestyle that caters to a diverse range of preferences. Its proximity to local cafes, shops, and public transport adds to the appeal, making it an ideal residence. With the added convenience of two dedicated parking spaces, this apartment effortlessly combines style and practicality.

Features: Located on the 3rd floor Open plan living, dining and kitchen 2 bedrooms & 2 bathrooms Private north facing balcony Full height double glazed windows High quality timber flooring to main living areas and carpet in the bedrooms Premium SMEG oven and stove top High set stone kitchen bench top Main bedroom with ensuite and built-in robe LED downlights throughout Ducted reverse cycle heating and cooling Segregated 2nd with floor to ceiling built-in robe Floor to ceiling bathroom tiles European laundry Access to the balcony from living area and main bedroom Two car spaces opposite each other in a secure basement + storage cage Audio/visual intercom system This is a pet-friendly development (subject to body corporate notification) NBN connected Access to The Parade's communal areas including the rooftop garden with BBQ and dining room Located near Canberra's best outdoor attractions Positioned near various schools, playgrounds, and ovals Neighbouring Canberra's Iconic landmarks Conveniently close to local cafes, shops, gyms, and public transport

Essentials: EER: 672m² of Internal Living 15m² Balcony 87m² Total Area Number in complex: 250 Complex: The Parade Developer: JW Land Rates: \$1,336.10 per annum (approx.) Land tax (investors): \$1,536.05 per annum (approx.) Body corporate fees: \$3,580.20 per annum (approx.) In a fixed term tenancy until 9/12/2024. Paying \$705.00 per week Strata: Vantage Strata Age: 2 years (Built in 2021)