

**323/2 Anzac Park, Campbell, ACT 2612**



**Apartment For Sale**

Friday, 19 January 2024

323/2 Anzac Park, Campbell, ACT 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Sarah Turnbull  
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Eva Bono  
0415668718

**\$499,000+**

What you see: Effortless living with high end inclusions and the best Campbell has to offer. Your morning ritual starting with a lake walk followed by coffee at Teddy Picker's and evenings spent enjoying a drink at The Pedlar. What we see: An elegant residence underpinned by a prime location. See more: Spacious open plan living Quality Kitchen with ample storage Smeg induction cooktop & wall oven & integrated dishwasher Stone benchtops Oversized undermount sink & mirrored splashback European laundry with Fisher & Paykel dryer Floor to ceiling tiles in bathroom Mirrored shaving cabinet Carpeted bedroom with mirrored built-in-robe Balcony access from bedroom & living Block out roller blinds throughout Spotted gum timber floating flooring Square set ceilings Ducted reverse cycle heating and cooling Double-glazed windows Rooftop garden with bbq facilities Dining room facility that can be booked to host large groups/gatherings Secure car space with storage cage Campbell precinct at your doorstep, with so many vibrant cafes, restaurants & shops to choose from Lake Burley Griffin across the road 3 minute drive to Russell offices 5 minute drive to Mount Ainslie 5 minute drive to the City Centre 7 minute drive to Parliament house Living: 52m<sup>2</sup> Balcony: 11m<sup>2</sup> Built: 2021 EER: 6.0 Rates: \$1,649 per annum Land Tax: \$1,955 per annum (only applicable for investors) Strata: \$654 per quarter (including sinking fund) Rental Appraisal: \$550 per week Disclaimer: The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.