

**325/20 Anzac Park, Campbell, ACT 2612**



**Apartment For Sale**

Thursday, 29 February 2024

325/20 Anzac Park, Campbell, ACT 2612

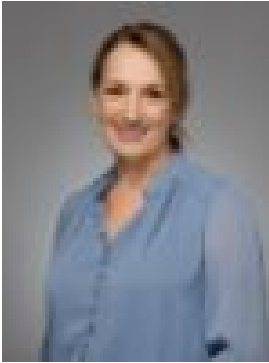
**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 70 m2**

**Type: Apartment**



Naomi Sachs  
0261473396



Matt Sebbens  
0402064504

**\$659,000+**

The Campbell 5 is well known for its location and for its surrounding amenities, but many people are unaware of the thriving community of residence living here. Located on the 3rd floor this apartment features floor-to-ceiling windows at either end of the apartment bringing in an abundance of natural light whilst also providing a welcome cross breeze, stay comfortable year-round with integrated ducted heating and cooling. The open plan living is perfect for daily life whilst also being aesthetically beautiful with Carrera Marble benchtops and splashback. The main bedroom features direct access to your balcony. The second bedroom offers the flexibility of a dedicated home office. The community is what many will appreciate, with a variety of residence ranging from professional couples and families to retirees. The complex features two roof top gardens where you can entertain, a library, dining room and games room. If you wish you can join a games club, gardening committee or meet with other dog lovers for a morning play at Hassett Park. Location is key, and you'll love being just a stone's throw away from Lake Burley Griffin, perfect for strolls or picnics by the water. With cafes, restaurants, gyms, and amenities at your doorstep, convenience has never been more accessible. Don't miss out on this rare opportunity – with only four units of this floor plan in the building, seize the chance to make this urban sanctuary your own. Welcome home to Campbell – where luxury meets lifestyle. Schedule your viewing today!

**Features**  
Kitchen with induction stove top and Miele appliances  
Carrara marble benchtop and herringbone Carrara marble splashback  
Main bedroom with built-in robe, ensuite and balcony  
Second bedroom with built-in robe and desk  
Second bathroom with floor-to-ceiling tiles  
Ducted reverse-cycle heating and cooling  
Floor to ceiling double glazed windows  
Engineered Oak timber flooring in the living room  
European laundry  
Audiovisual secure intercom entry  
Two basement car spaces and a storage cage  
Two communal rooftop gardens with BBQ facilities  
Communal library, games room and dining room

Living size: 70m<sup>2</sup>  
Balcony size: 8m<sup>2</sup>  
Year built: 2017  
Body corp: \$949.38 per qtr  
Rates: \$215.00 per qtr