

**529/2 Anzac Park, Campbell, ACT 2612**

**CARTER + CO**

**Sold Apartment**

Friday, 18 August 2023

529/2 Anzac Park, Campbell, ACT 2612

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 93 m2**

**Type: Apartment**



James Carter And Nik Brozinic

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**\$780,000**

The features you want to know!+ Spacious and stylish fifth floor two bedroom apartment+ Oversized balcony with views of Lake Burley Griffin, Parliamentary Triangle, and Telstra Tower+ Both bedrooms offering built in robes+ Abundance of natural light to bedrooms and living+ Master bedroom with additional robe space, ensuite and direct balcony access+ Elegant wooden floors+ Full height ceilings to living areas and master bedroom + Upgraded kitchen cabinetry to accommodate larger fridges+ LED lighting strip above cabinetry + Stone benchtops and smoke mirror splashback+ 600ml SMEG induction cooktop+ 600ml SMEG pyrolytic oven+ SMEG semi-integrated multifunction dishwasher+ Plumbed in water supply to fridge cabinetry+ Full height double glazing+ Custom dog door integrated within double glazing+ Electric remote blinds to both bedrooms+ Custom curtains and railing in living room+ European laundry with stone benchtop+ NBN connected+ Instant gas hot water+ Ducted reverse cycle heating and cooling+ 2 car spaces located on the first basement level adjacent to access lifts+ Fully enclosed basement storage+ Secure intercom to manage access to building entry and lifts+ CCTV to building entries and basement+ Solar panels

Why you want to live here! Discover the epitome of luxury living in this exceptional two-bedroom apartment nestled within the vibrant C5 Precinct. Located just moments away from Lake Burley Griffin, the thriving CBD, and surrounded by the beauty of Mount Ainslie, this residence offers an unparalleled lifestyle within the recently completed Parade building. Elevated to the sub-penthouse level on the fifth floor, this residence boasts sweeping vistas that stretch from the tranquil Lake Burley Griffin to the iconic Parliament House. The generously sized covered balcony serves as an extension of the living space, effortlessly bridging the gap between indoor and outdoor dining. Step into the well-appointed galley style kitchen, adorned with opulent stone benchtops, exquisite custom joinery, and top-of-the-line SMEG appliances. Crafted to perfection, this kitchen is a testament to both functionality and sophistication. The sprawling master bedroom provides direct access to the balcony, while the ensuite ensures privacy and convenience. Ample wardrobe space completes the picture of refined living. The second bedroom is also generous in size, offering a balcony side study nook. Engineered timber floors, designer fixtures and fittings and double glazing are just some of the other inclusions Unit 529 at the Parade has to offer. The building embraces sustainable luxury and features solar panels, 24/7 CCTV surveillance and a communal dining hall to host your gatherings in style. The C5 Precinct offers an abundance of retail, dining and leisure options at your doorstep. Positioned within close proximity to Canberra Airport, walking distance to the city and main arterial roads, the location really is unbeatable. With the potential to yield high rental returns, this is also a great opportunity for the astute investor.

The stats you need to know!+ Block: 23+ Section: 131+ Unit Plan: + EER: 6+ Total Size: 93 m2 (approx.)+ Balcony: 18 m2 (approx.)+ Rates: \$435.00 p.q (approx.)+ Strata: \$846.65 p.q (approx.)+ Heating and cooling: Ducted reverse cycle+ Rental Estimate: \$680 - \$720 per week