

701/71 Constitution Avenue, Campbell, ACT 2612



Apartment For Sale

Monday, 14 August 2023

701/71 Constitution Avenue, Campbell, ACT 2612

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 305 m2

Type: Apartment



Chloe Lindbeck
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Bree Currall
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Expressions of Interest

Occupying the entire top level of the boutique, high-end 'Seventy One' Complex, this 4-bedroom penthouse redefines luxury living. An entertainer's delight, the private outdoor terrace features built-in pergolas, an outdoor kitchen with a natural gas BBQ and wok burner, bar fridge, established plantings, and a private rooftop heated pool surrounded by decking. Enjoy panoramic views of Lake Burley Griffin, Parliament House, the National Library of Australia, Captain Cook Memorial water fountain, Black Mountain Tower, Australian War Memorial, and Mount Ainslie while taking a dip in your own private pool. The central hub of the home, the informal living and dining areas, are designed around a feature double-sided gas fireplace, creating a generous space for family and friends to gather that seamlessly integrates with the outdoor spaces. The impressive kitchen boasts a large skylight that adds to the abundance of natural light, and is well-equipped with quality European appliances that blend flawlessly into the joinery, complemented by a sizable scullery. The formal dining room allows you to enjoy the northern sun with uninterrupted views of Mount Ainslie, generous in size yet homely. The library, arguably the best room in the home, benefits from natural light and is centred around the gas fireplace, making it a cozy yet spacious area with uninterrupted northern views of Mount Ainslie. Prestigiously located on the edge of the Parliamentary Triangle and the CBD, this home is a 6-minute walk to Lake Burley Griffin and a 6-minute drive to Canberra Airport. Situated on the same avenue as some of Canberra's finest cafés and restaurants, this residence epitomizes luxury and convenience. * Spanning over 305sqm with an additional 278sqm of curated private outdoor terrace* Sole residence on top level * Private heated pool with panoramic views to many of Canberra's favourite icons* Fully equipped outdoor kitchen complete with BBQ, wok burner, under bench fridge and storage* Stacking glazed doors open right up to provide seamless access to the outdoor terrace and allow cross ventilation for year round comfort* Sun-filled library and expansive living centred around a feature double sided gas fire place* Master suite features large northern windows, views to Mt Ainslie, generous ensuite & walk-in robe, dual showers & timeless finishes* Bedrooms 2 and 3 have an eastern aspect, both generous in size with ample storage* Guest suite with a secluded entrance, private ensuite & generous robe * Custom designed kitchen & butler's pantry featuring quality V-Zug appliances, integrated fridges and side-by-side Vintec wine fridges* Zoned reverse cycle air-conditioning & underfloor heating in all bathrooms* Large architecturally designed skylights to add to the abundance of natural light* Impressive main bathroom with, back-to-wall bath, herringbone feature wall & in-floor heating* Separate powder room for guests with custom designed fit out* Spacious laundry with direct access to outdoor terrace, with custom joinery and side-by-side Miele washer and dryer* Ample storage throughout* Impressive, over-sized three-car garage, with generous storage/ workshop area and private access directly into your private lobby, plus additional large secure car space* Outdoor storage for gardening and pool equipment* EER of 7.3* Generously landscaped with in-situ planters and irrigation in place* 'Seventy One' is a high end boutique development of predominantly owner-occupiers* Designed and built by Hindmarsh in conjunction with award-winning architects Cox Architecture Strata: \$2,476pq (approx.)Rates: \$1,066pq (approx.)Land Tax: \$5,536pa (approx. if rented out)Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.