

74/81 Constitution Avenue, Campbell, ACT 2612

STONE

Sold Apartment

Monday, 14 August 2023

74/81 Constitution Avenue, Campbell, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 96 m2

Type: Apartment



Sam Dyne

0262538220

\$538,500

Conveniently located within the prized Iskia Development, this sophisticated and immaculate one-bedroom apartment is undoubtedly the best in this boutique complex. With a prized northerly aspect, this unit is spoilt with exceptional natural light through its large double glazed windows. The modern and nuanced colour palette offers a sense of timeless design that remains consistent throughout the kitchen, bathroom and living area. Equipped with the highest standard of inclusions and fittings including Miele appliances, floor-to-ceiling windows throughout and hybrid timber flooring this apartment is sure to appeal to executive couples, down-sizers or investors alike. Features Overview:- North facing- Single-level, ground-floor location- NBN connected with OptiComm Fibre- Age: 3 years (built in Dec 2019)- Units plan number: 4784- EER (Energy Efficiency Rating): 6 stars Development Information:- Name of development: Iskia- Number of dwellings in development: 146- Strata management: LMM Solutions Sizes (Approx.):- Internal Living: 60 sqm- Courtyard: 36 sqm- Total residence: 96 sqm Prices:- Strata Levies: \$815.09 per quarter- Rates: \$344.33 per quarter- Land Tax (Investors only): \$421.97 per quarter- Conservative rental estimate (unfurnished): \$550 - \$580 per week Inside:- Contemporary and spacious kitchen with Miele appliances and an abundance of storage- Hybrid timber flooring throughout- Floor-to-ceiling windows in the bedroom provide lovely natural light- Reverse cycle ducted heating and cooling- Walk-in shower- Copious amounts of storage within the kitchen and living spaces- Ground floor access Outside:- Over-sized and private courtyard, accessible through either the living room or the master suite.- The Lanterne Rooms restaurant on your doorstep along with Teddy Pickers cafe and The Pedlar pub just a 2 minute walk away.- Secure underground carpark with adjacent storage cage- EV Charger located within visitor carpark- 5 minute drive into Canberra City The sought-after Campbell locale is ideal for living with all the inner north and city conveniences at your doorstep. Enjoy all Campbell has to offer with restaurants, cafes, and recreational facilities. Spend your weekends cycling or walking around the lake. Close proximity to Canberra CBD, the airport, bush walking, and Kingston foreshore. Inspections: We are opening the home most Saturdays with mid-week inspections. However, if you would like an inspection outside of these times please email us at: samdyne@stonerealestate.com.au Disclaimer: The material and information contained within this marketing are for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims 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 make further inquiries.