

83/81 Constitution Avenue, Campbell, ACT 2612



Apartment For Sale

Thursday, 13 June 2024

83/81 Constitution Avenue, Campbell, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment

\$520,000+

Welcome to a world of luxury and modern comfort at 83/81 Constitution Avenue, Campbell. This apartment within the Hindmarsh "Iskia" complex defines urban living, offering a harmonious blend of sophisticated design, premium amenities, and a prime location in the heart of Canberra. The kitchen boasts stone benchtops and Miele appliances and has ample space for storage. The main bedroom includes a well sized built-in robe for the and access to the balcony allowing plenty of natural light in. Embrace the lifestyle you've always envisioned in this desirable location, just minutes from the vibrant city culture and its array of local restaurants, bars, and cafes, while being conveniently located near Lake Burley Griffin, Hassett Park, Mount Ainslie, and Russell offices.* Open plan living area opening onto the balcony* Generous sized bedroom with built in robe* Private undercover balcony* Roller blackout blinds and sheers* Linen cupboard* Modern kitchen with stone bench tops and Miele appliances* Reverse cycle ducted heating and cooling* Secure basement parking with storage cage* NBN Connected* Communal area, beautiful gardens and a well equipped gym for residents to enjoy* Close reach to local dining, shopping, and schools* Airport and Government offices are also conveniently nearby* Visitor parking underground for guests EER: 6.0 stars Level: 3 Living: 59.5sqm Balcony: 17sqm Total: 76.5sqm Build year: 2019 Strata: \$898pq (approx.) Rates: \$419pq (approx.) Land Tax: \$504pq (approx - only applicable if rented) 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. LEASED until May 2025 Weekly rent \$585