

**122/81 Constitution Avenue, Campbell, ACT, 2612**

**independent**  
PROPERTY GROUP

## Apartment For Sale

Thursday, 15 August 2024

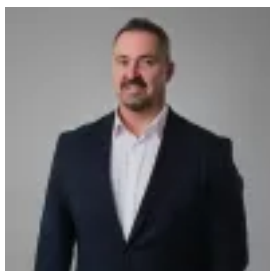
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**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Phil Smith

## **A beautiful stylish apartment you will love.**

Welcome to Iskia, situated in the wonderful suburb of Campbell. The complex is a striking harmony of modern architecture and thoughtful modern living arrangements. All of this situated in a superbly convenient location where you can embrace the best of Canberra living.

Entering this top floor property you'll immediately begin to appreciate coming home created with the premium standards in regards to quality, design, and lifestyle.

The timeless layout creates a seamless flow between the living area, kitchen and the bedroom. The kitchen features beautiful stone and stainless-steel, high-end fixtures and appliances along with abundant cupboard storage. The open plan living and dining spaces adjoin your private spacious balcony. The bedroom enjoys a beautiful outlook towards the parliamentary triangle whilst its generous size and large robe will make you feel comfy and cosy.

The location is in close proximity to the CBD, Russell offices, nature reserves and the serene Lake Burley Griffin. This could be a perfect opportunity to secure a great investment property or if living here is your preference we can discuss the options to do so.

### Key features:

- Top floor position with the parliamentary triangle as the backdrop
- High square set ceilings and full height windows
- Double glazed windows throughout
- Kitchen with Miele appliances -
- Induction cooktop, integrated microwave & dishwasher
- Engineered Oak Timber flooring
- Ducted reverse cycle heating and cooling
- LED down-lights throughout
- Custom bathrooms with full height tiling & quality joinery
- Balcony access from living area
- Secure basement carpark and storage shed
- 2.0km from Canberra Centre
- A well appointed gymnasium for the private use of residents.

The numbers - all approx.

- EER: 6
- Living area: 60m<sup>2</sup>
- Balcony: 10m<sup>2</sup>
- Rent: \$540 per week
- Rates: \$1,766
- Land Tax: \$2,201 pa (investors only)
- Strata levies: \$1,275 per qtr
- Year built: 2019