

**16/2 Anzac Parade, Campbell, ACT 2612**



**Apartment For Sale**

Wednesday, 8 May 2024

16/2 Anzac Parade, Campbell, ACT 2612

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 107 m2**

**Type: Apartment**



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**\$825,000+**

Introducing a remarkable 2-bedroom house-sized apartment that redefines luxury living. Nestled in the meticulously crafted development of The Parade, this gem offers an unparalleled blend of space, comfort, and natural beauty. The Parade is the newest and final piece of the Campbell 5 development site which boasts a range of amenities including the private sanctuary of a rooftop garden, exercise area, BBQ facilities and communal dining area. Step into the expansive open plan living area, where the allure of the outdoors seamlessly merges with the elegance of interior design. The open plan living space and high ceilings not only provides room for your every need but also ensures that every corner is bathed in natural light. The double glazed windows provide exceptional sound insulation and energy efficiency. The heart of the home, the gourmet kitchen, beckons with its state-of-the-art electric Miele appliances and premium finishes featuring stone island bench, generous pantry options plus quality stainless steel appliances. Full sized walk in laundry with stone bench tops also included. The master bedroom offers segregation, banks of built-in cupboards, ensuite with twin vanity and bath plus its own private balcony. The second bedroom is equally inviting, adaptable to family, guests, or personalized spaces for work and creativity, fitted with a built-in robe, an access door to the second balcony and serviced by a generous main bathroom. Beyond the interiors, the two private and generously proportioned balconies offer an outdoor haven with striking yet protected outlooks with privacy ensured for year-round entertaining of guests. This exceptional apartment is not just a residence; it's a testament to quality living. The development itself exudes sophistication, offering amenities that enhance your lifestyle. With secure side by side basement parking and a location that combines convenience, this 2-bedroom apartment exemplifies the art of refined living in every aspect.\* Single level design\* Quality 2-bedroom apartment in The Parade, C5\* Open plan lounge and dining\* Balcony off living area \* Timber flooring and quality carpeted bedrooms \* High ceilings\* Quality window coverings throughout\* Reverse cycle heating and cooling\* Double glazed windows\* Kitchen with generous island stone bench, induction cooktop, dishwasher, oven, soft-close cabinetry and generous pantry options\* Main bedroom with ensuite twin vanity + bath, private balcony\* Both bedrooms with built-in robes\* Access to balcony off bedroom two\* Main bathroom with quality fittings and fixtures\* Walk-in laundry with storage \* Generous storage options throughout\* Basement side by side car accommodation for 2x cars with storage cage\* Developed by JWLand\* Access to a rooftop garden/exercise area/BBQ area as well as a communal dining room\* Adjacent Hassatt park for outdoor relaxation\* Situated in the desirable C5 precinct in Campbell, with trendy cafes, restaurants, and easy access to bus lines\* Walking distance to Lake Burley Griffin, Canberra City Centre, Russell business precinct and a variety of schooling options\* Easy drive to Canberra Airport, Kingston and Manuka Mezzanine Level Basement car parking for 2x cars on Basement 2 Living Size: 107sqm + 19sqm balcony EER: 6 stars Completed: July 2021 Strata: \$1,112pq (approx.) Rates: \$467pq (approx.) Land Tax: \$2,242pa (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.