

**313/4 Anzac Park, Campbell, ACT 2612**



**Apartment For Sale**

Friday, 5 July 2024

313/4 Anzac Park, Campbell, ACT 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Kaylene King

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## Auction

Auction Location: LJ Hooker Canberra City You have the makings of a great first home or smart investment opportunity. The location is premium, in the coveted Campbell 5 precinct offering great eateries and the beautiful Hassett Park as your back yard. Walk to enjoy Lake Burley Griffin or the City center to complete any need or desire around business or pleasure. The quality of 'The Parade' is evident at every turn with the attractive façade to the gorgeous internal gardens, the rooftop garden and BBQ area and the apartments themselves are fitted with quality, and practicality in mind. The livability of the apartment is not only centered around a modern aesthetic, but practical day to day living with an open plan design, quality fixtures and fittings along with great storage. The apartment is vacant and ready to occupy so please pop through an open home or call me to register your interest. The owner is keen to look at offers prior to auction!

Property Features;

- Galley kitchen with stone worktops, large undermount sink, Smeg appliances including induction cooktop & integrated dishwasher
- European laundry is a smart space saver, mounted dryer included
- Bedroom with generous robes & direct access to the balcony
- Engineered timber flooring throughout
- Ducted reverse cycle air conditioning
- Double glazing throughout
- Car space + storage in secure basement
- Rooftop garden & BBQ area can be booked for larger gatherings
- Very easy access to Russell, the parliamentary precinct or airport
- Construction completed in 2021
- Rates; \$412 per quarter
- Land tax; \$485.96 per quarter IF RENTED
- Body corp; \$653.15 per quarter