

**507/59 Constitution Ave, Campbell, ACT, 2612**

**Apartment For Sale**

Thursday, 1 August 2024



507/59 Constitution Ave, Campbell, ACT, 2612

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: Apartment**

## Luxurious light-filled and contemporary living

A gorgeous contemporary residence located in the 'Siena' development, this home makes the most of its position and north-easterly aspect with space of light and air; and leaves no stone un-turned when it comes to integration of quality, style and functionality.

Inspired by the Tuscan city, 'Siena' has been designed to complement its natural surrounds, featuring clean lines and natural stone finishes, the interiors are a contemporary interpretation of traditional Italian design.

Offering luxury, plenty of space and a flexible layout all in a convenient location, this home presents an exceptional lifestyle or investment opportunity.

### FEATURES

- Gorgeous contemporary apartment in the 'Siena' development at Campbell 5
- Located on the 5th floor with lift access
- Terrific north-easterly aspect bringing in loads of natural light
- Huge 35m<sup>2</sup> sun-drenched balcony with views to Mt Ainslie
- Double glazed windows throughout
- Engineered European oak flooring throughout
- Open plan living and dining room with double height ceilings
- Modern kitchen with Miele appliances, stone bench tops, and ample cupboard and bench space
- Master bedroom with walk-through wardrobe and ensuite
- Bedroom two with walk-in wardrobe and ensuite
- Bedroom three with built-in wardrobes
- Modern main bathroom
- Ducted reverse cycle heating and cooling throughout
- NBN enabled
- European laundry
- Loads of storage options
- Security intercom
- Secure basement carpark with two allocated car spaces and storage cage
- Communal rooftop garden in complex
- A variety of amenities at your doorstep including cafes, restaurants, gyms and beauty salons
- Walking distance to Luke Burley Griffin, Mt Pleasant Nature Reserve, the Canberra Centre, Russell Business Precinct, CIT, St Thomas More's Primary School and Campbell Primary School

### WHAT THE SELLERS LOVE ABOUT THE HOME

1. The view!
2. The additional bathroom and the space.
3. The convenient location - so close to everything.

### STATISTICS (all figures are approximate)

EER: 6.0

Living Area: 132m<sup>2</sup>

Balcony: 35m<sup>2</sup>

Construction: 2019

Developer: JW Land

Rates: \$822 per quarter

Land Tax: \$1,314 per quarter (only applicable if not primary residence)

Strata Levies: \$2,168 per quarter (admin + sinking fund)

No. Units in Complex: 83 apartments, 7 commercial suites

Rental Range: \$950 - \$1000 per week