

532/26 Anzac Park, Campbell, ACT, 2612

Apartment For Sale

Friday, 9 August 2024

532/26 Anzac Park, Campbell, ACT, 2612

Bedrooms: 1

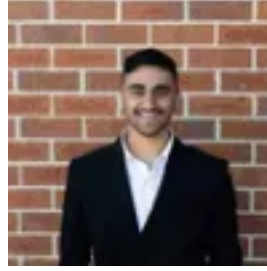
Bathrooms: 1

Parkings: 1

Type: Apartment



Mark Larmer



Jason ElKhoury

Exclusive Top-Floor 1-Bedroom apartment in Prime Campbell Location

Located within the Parliamentary triangle and moments away from Canberra's iconic landmarks, defence offices and the CBD. Enjoy all Campbell has to offer with a wide range of restaurants, cafes and recreational facilities, including the large, green and beautiful Hassett Park as your neighbor, the perfect place to take the dog for a walk or to just get outside and hang out with mother nature. Spend your weekends cycling or walking around the lake or go bush walking up Mt Ainslie, there really is something special in every direction.

Where you live becomes a part of who you are; the atmosphere inspires you, the people on the streets influence you & the nearest café is soon to be your favorite spot. So why wouldn't you want to live in a thriving metropolis surrounded by culture & convenience.

This is truly a lifestyle location offering you the ability to leave the car at home and get excited about walking, biking, or scootering in your new neighbourhood. Live where you want, how you want, in the very heart of the C5 district.

Make sure to watch our detailed, walk-through video it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this apartment inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it.

To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, just send us an email and it will be automatically sent to you.

What buyers will love most:

- Top floor apartment in a premium location
- Situated away from all of the roads overlooking the lovely internal gardens
- Excellent communal areas within the development, see the long list below
- A fully enclosed balcony/winter garden that can be used as a second living area or a study
- A high end kitchen, perfect for cooking and entertaining guests
- High end inclusions throughout offering a luxurious lifestyle
- A prestigious and central location close to major arterial roads making it easy to get around
- Vacant possession with the option for early access prior to settlement

Apartment features:

- Kitchen boasts, 40mm marble bench tops, Miele appliances, including an induction cooktop, dishwasher and oven, feature splashback, externally ducted range hood (rare in unit living), provision for microwave, built-in rubbish bins, full length pantry and soft close drawers
- Ducted reverse cycle, heating and cooling, to the living area and bedroom
- Double glazed windows and doors
- Sliding/stacker doors to the winter garden that can be opened up to enlarge the living space, plus roller blinds
- Bi-fold/stacking, double glazed windows to the winter garden, plus additional roller blinds
- Timber flooring in living areas
- Good size bedroom that can fit a king size bed, plus upgraded blackout blinds so you can have a sleep in
- Huge walk-in robe (larger than most!) with lots of drawers and hanging space
- Triple cupboard for storage in the living area, plus a fourth cupboard to the side of the fridge
- Laundry behind bi-fold doors, with tub and shelving
- Bathroom includes full height tiling, a large shower with a feature marble tile, plus rain shower and rail shower combo, marble top vanity with great storage thanks to the double cupboard and mirrored shaving cabinet complete with power point
- 2.7m high ceilings
- Fully covered winter garden
- Basement car park with large storage enclosure that can easily fit two mountain bikes and much

The Greenwich development features:

Video intercom & lift access

Pets welcome (subject to body corporate notification)

Walking distance to an excellent array of restaurants, cafes, shops, gyms, parklands and more

Lots of on street parking scattered around

Parcel delivery lockers

Communal games room with pool table and lots of seating, the ultimate entertaining zone

Communal library

Communal dining area with kitchenette, perfect to host a part of memorable gathering

2 x communal rooftop gardens (East and West) with a range of seating areas, BBQs and vegie garden

Boarding the large, green and beautiful Hassett Park, the perfect place to take the dog for a walk or to just get outside and hang out with mother nature

NBN FTTP

Rubbish chute and recycling on each level

On-site building manager

The Numbers: (approx.)

Internal living area: 57m²

Winter garden: 8m²

Total: 65m²

Level 5

Age of unit: 7 years old (built 2017)

Strata levies: \$3,164 p.a.

General rates: \$1,708 p.a.

Land tax (investors only): \$2,084 p.a.

Water & sewerage rates: \$740 p.a.

Rental potential: \$590/pw

Potential to rent a car space alone for \$50/week or \$2,600/year for added income

EER: 6 stars

Strata manager: Vantage Strata.

UP with 220 units spread over 4 buildings

Total funds saved by the strata: \$830,499 as of 31/07/24

To Help Buyers

We advertise a guide price which your offer must exceed.

Offers can be conditional (subject to finance/valuation) or unconditional and on a contract with a waiver of the cooling off (preferred)

We have a solicitor that can provide a FREE contract review and section 17 if required

All offers are confidential & will not be disclosed to other buyers for privacy purposes.

A 5% deposit is acceptable on the exchange of contracts