

**709/4 Anzac Park, Campbell, ACT, 2612**



**Apartment For Sale**

Wednesday, 25 September 2024

709/4 Anzac Park, Campbell, ACT, 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## High, proud and well positioned.

### What you see:

Effortless living with high end inclusions and the best Campbell has to offer. Your morning ritual starting with a lake walk followed by coffee at Teddy Picker's and evenings spent enjoying a drink at The Pedlar.

### What we see:

An elegant residence underpinned by a prime location.

### See more:

Level 7 position

Spacious open plan living

Quality Kitchen with ample storage

Smeg induction cooktop & wall oven & integrated dishwasher

Stone benchtops

Oversized undermount sink & mirrored splashback

European laundry with Fisher & Paykel dryer

Floor to ceiling tiles in bathroom

Mirrored shaving cabinet

Carpeted bedroom with mirrored built-in-robe

Balcony access from bedroom & living

Block out roller blinds throughout, electric

Spotted gum timber floating flooring

Square set ceilings

Ducted reverse cycle heating and cooling

Ceiling fan in living room

Double-glazed windows

Rooftop garden with bbq facilities

Dining room facility that can be booked to host large groups/gatherings

Secure car space with storage cage

Campbell precinct at your doorstep, with so many vibrant cafes, restaurants & shops to choose from

Lake Burley Griffin across the road

Within 2 minutes' walk to Campbell's restaurant precinct

Within 3 minutes' drive to Mount Ainslie

Within 5 minutes' walk to Lake Burley Griffin

Within 4 minutes' drive to Campbell Primary School

Within 5 minutes' drive to 15 minutes' walk to Canberra CBD

Within 8 minutes' drive to ANU

Within 10 minutes' drive to Parliament House

Living: 51m<sup>2</sup>

Balcony: 11m<sup>2</sup>

Built: 2021

EER: 6.0

Strata: \$701.55 per quarter (including sinking fund)

Rates: \$1,724 per annum

Land Tax: \$2,109 per annum (only applicable for investors)

Rental Appraisal: \$560 - \$590 p.w

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