

72/81 Constitution Avenue, Campbell, ACT 2612

Apartment For Sale

Wednesday, 26 June 2024



72/81 Constitution Avenue, Campbell, ACT 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 86 m2

Type: Apartment



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**\$920,000+**

Welcome to a world of luxury and elegance in the Iskia complex, where no expense has been spared in the design and construction of this stunning ground floor, two-bedroom, two-bathroom apartment. From the moment you step inside, you will be captivated by the unique design touches and character that set this residence apart from the ordinary. This apartment offers an exceptional indoor-outdoor lifestyle, with access to a secluded and private north-east facing courtyard, complete with an established garden that provides a serene rainforest feel, perfect for outdoor entertainment. The kitchen is a culinary enthusiast's delight, featuring quality Miele appliances, including an externally vented rangehood, oven, dishwasher, and built-in microwave, complemented by a Bosch induction cooktop and 20mm benchtops. The spacious living area, with its impressive 2.7m ceilings and floor-to-ceiling sliding doors, seamlessly connects to the courtyard, flooding the space with natural light. The master bedroom boasts Acoufelt walls for enhanced acoustics, a spacious walk-in robe, and a private ensuite with luxurious floor-to-ceiling tiles. Bedroom two offers a built-in robe and similar courtyard access, providing a harmonious blend of indoor and outdoor living. This residence is equipped with ducted reverse cycle air conditioning and statement electric roller blinds throughout, each area with its own separate remote. The European laundry comes with a washer and dryer, ensuring convenience and efficiency. Additional features include two side-by-side basement car spaces and two side-by-side storage cages. Located just a short walk or bike ride from local shops, restaurants, and Lake Burley Griffin, and in close proximity to public transport, Commonwealth Park, and the Parliamentary Triangle, this apartment offers the ultimate in modern living and convenience.

- Quality Miele oven, rangehood (externally vented), dishwasher and built in microwave- Bosch induction cooktop- 20mm kitchen benchtops- 2.7m ceilings- Acoufelt walls to master bedroom- Spacious walk in robe off master bedroom- Private ensuite- Built in robe to bedroom 2- Ducted reverse cycle air conditioning- Statement electric roller blinds throughout (Each area with separate remote)- Floor to ceiling tiles in bathroom (600 x 600mm)- Access to courtyard via floor to ceiling sliding doors from living and both bedrooms- European laundry with washer and dryer- Secluded and private north east facing courtyard- Established courtyard garden with rainforest feel- Perfect for outdoor entertainment- 2 basement car spaces (Side by side)- 2 storage cages (Side by side)

Iskia features:- Video intercom system- Well equipped private gym for residents- Visitor undercover basement carparking- Lanterne Rooms restaurant within complex- Shared courtyard gardens- Complex located in the heart of Canberra- A short walk or bike ride to local shops, restaurants and Lake Burley Griffin- Close proximity to public transport, Commonwealth Park and the Parliamentary Triangle

Close to:- Campbell Shops, 900m (11min walk)- Russell Offices, 1.1km (12min walk)- Canberra Centre, 2.0km (5min drive)- Parliament House, 3.5km (6min drive)- Canberra Airport, 5.2km (6min drive)

Living: 86m<sup>2</sup>Courtyard: 53m<sup>2</sup>Total: 139m<sup>2</sup>Level: Ground

Complex name: Iskia Apartments Built: 2019 Developer: Hindmarsh Development Builder: Hindmarsh Constructions Strata Manager: LMM Solutions Total # of units in unit plan: 140 Body Corporate: \$1,458pq Rates: \$371pq Land Tax (If tenanted): \$477pq

\* To receive the contract of sale, building report, and additional documents via email within just 10 minutes of your enquiry, please fill out the online request form. Be sure to check both your inbox and junk folder for prompt delivery, available 24/7.