

# G01/4 Anzac Park, Campbell, ACT 2612



## Apartment For Sale

Sunday, 23 June 2024

G01/4 Anzac Park, Campbell, ACT 2612

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 127 m2**

**Type: Apartment**



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**\$1,375,000+**

Overlooking the tall eucalypts on the iconic Anzac Parade, this stylish apartment within the architecturally designed Campbell5 development, showcases quality finishes throughout. One of only two apartments with an impressive large courtyard garden within 'The Parade', boasting approximately 104sqm to be offered for sale since the project was completed in 2021! Offering a welcoming introduction to the home, is the large outdoor courtyard and which adds to the living space generally and enables passionate gardeners to enjoy all the advantages of apartment living together with a generous area of raised garden beds with a Bluetooth operated self-watering system and high-pressured garden tap. Entering the residence via the double-glazed glass oak framed front door, with striking hardwood flooring extends throughout the open plan living area, complemented by white décor, LED downlighting and elegant sheers. The large sliding doors create seamless integration with the outdoor entertaining area, easily catering for gatherings on any scale and with two outdoor electrical points. All external doors and windows are double glazed, CrimSafe screens fitted with the ease of a single security key. Automated blinds are fitted to the windows in the living area, master, second and third bedrooms. Ducted reverse cycle air conditioning ensures comfort throughout. The fabulous chefs kitchen features a stunning granite island benchtop with waterfall edges and breakfast bar, granite splashback, with SMEG appliances - induction cooktop, oven, microwave, and dishwasher as well as a Vintec wine fridge. The butler's pantry, equipped with power points, adds to plenty of storage, and leads to the laundry, which has a Fisher and Paykel tumble dryer, a Simpson washing machine and even more storage. High ceilings feature in the luxurious master suite with access to the large courtyard via double sliding doors. The walk-through open robes lead to a lavish ensuite and includes a CaromaContura free-standing oval bath, separate rain shower, double sink vanity with large drawers for storage as well as a large mirrored shaving cabinet with underfloor heating and heated towel rails. The two other bedrooms offer built-in robes, while the second bedroom also has access to the courtyard. The main bathroom displays identical high-quality finishes. There are 2 dedicated parking spaces in the secure underground car park together with a storage cage. A Tesla 7kW EV charger has been installed alongside the parking spaces, for exclusive use and is connected to the supply for the apartment, great for hassle-free EV charging. Entertaining options for residents are generous and inviting. There is a lush ground level communal garden, landscaped with seating all around and a function room with a dining area and kitchen for the exclusive use for residents of 'The Parade'. A fully landscaped rooftop garden features seating and an entertaining setting with shade sail and barbeque, where residents can gather and enjoy the spectacular outlook to the Lake Burley Griffin, the Brindabellas, and Black Mountain! The location! Lots of open space, a stroll to the Lake Burley Griffin, Commonwealth Park, Russell offices, or the City Centre. Leafy streets in historic Campbell and Reid offer lovely walks, with a great selection of coffee shops and restaurants. An exceptional apartment within the architecturally designed Campbell5 development, developed by J W Land.\* Stunning kitchen showcases huge granite island with waterfall edges and breakfast bar, granite splashback, soft close drawers and cupboards and includes the following appliances: • SMEG induction cooktop • SMEG Dolce Stil Novo Thermoseal oven • SMEG Dolce Stil Novo microwave • SMEG dishwasher • Vintec wine fridge with capacity for 50 bottles \* Striking hardwood flooring featured throughout the open plan living areas, with neutral white décor\* Double glazing and Crimsafe to all external doors and windows\* Double glazed internal glass oak framed doors throughout\* Brand new plush carpets throughout \* Ducted reverse cycle air conditioning\* Sheer quality curtains and automated blinds to living area, master suite as well as second and third bedrooms\* Large, paved garden courtyard has a welcoming entry to the home and adds generously to the living space, includes 2 outdoor electrical points and a Bluetooth operated self-watering system\* Lush, landscaped common areas for residents with lots of seating areas, a function room with a kitchen and dining setting, and a fantastic roof top entertaining area with shade sail, barbeque and seated areas on the raised garden beds, for residents to gather and enjoy the spectacular views over the Lake Burley Griffin to the Brindabellas and Black Mountain\* Ability to charge your electric vehicle in the two dedicated secure parking spaces\* Fully secure storage cage in basement \* Short walk to Lake Burley Griffin, Commonwealth Park, Russell offices, War Memorial and the City centre Internal Living 127sqm External Living approx. 104sqm Total Living approx. 231sqm Body Corporate: \$6,967pa (approx.) Rates: \$2,169pa (approx.) Land Tax: \$2,653pa (approx. if rented out) EER: 6.0 Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.