

m01/71 Constitution Avenue, Campbell, ACT, 2612



Apartment For Sale

Friday, 20 September 2024

m01/71 Constitution Avenue, Campbell, ACT, 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment

Oversized One Bedroom Loft Apartment with Huge North-Easterly Facing Courtyard

Wow!!! With 80 m2 (approx) of living area, high ceilings and an enormous sunny rear courtyard of 40 m2 (approx), this extremely attractive loft apartment situated in the newly completed 'Seventy One' development, built by Hindmarsh, deserves to be at the top of your shopping list.

Boasting sundrenched north facing living areas, every detail has been considered, with comfort, size and natural light at the forefront of design.

This impressive loft features floor to ceiling double-glazed windows, capturing ample natural light to the upstairs bedroom and downstairs living areas and kitchen.

Lower Level

The entry features extensive storage cupboards that open up to the galley style kitchen and living area. A highly impressive two storey void with approximately 6m high glazing, floods the living area, kitchen and upstairs bedroom in natural light.

The sleek and modern kitchen will cater for the most aspiring chefs and features an island bench, Bosch appliances, stone benchtops and mirrored splashback. It boasts LED lighting, pull-out pantry, integrated dishwasher, pull-out sink mixer, and built-in bins.

The living opens up to a stunning private north-east facing courtyard, perfect for entertaining. The considered details continue here, with solid walls to neighbouring apartments for complete privacy. With an external tap, power and outdoor lighting, all it needs is your imagination to create your own private oasis.

Upper Level

An impressive architectural staircase takes you upstairs to the master suite, featuring a generous bedroom and an exquisite walk-in-robe with ample storage. A private study nook is included for those who work from home and could equally accommodate a dressing table.

The ensuite features stunning large format feature tiles, a combination shower and LED lighting to the vanity.

This unique apartment, M01, is located on the mezzanine level. Your guests will be impressed as they walk past secure gardens to the front door. Table and chairs in the garden provide another entertaining area.

This is a rare opportunity to purchase a highly impressive and oversized 1-bed loft apartment in the very popular C5 district of Campbell.

FEATURE SUMMARY:

- ☑North-east aspect
- ☑Timber flooring throughout (tiles to wet areas)
- ☑Ducted reverse-cycle air conditioning
- ☑Bosch appliances
- ☑Ample storage
- ☑Double glazed windows
- ☑Single car space
- ☑Private storage cage

⌘EER: 6

"SEVENTY ONE" FEATURES:

- ⌘Developed and built by Hindmarsh
- ⌘Boutique development, featuring only 73 apartments in the building
- ⌘Residents' Kitchen and Lounge
- ⌘Residents' gas BBQ and Pizza Oven
- ⌘Residents' architecturally landscaped atrium with gas fire pit and green walls
- ⌘Parcel lockers
- ⌘Internally located letterboxes for increased security
- ⌘Ample secure visitor car spaces

LOCATION:

- ⌘Walk to Lake Burley Griffen
- ⌘Ride your bike to the city, or take a bus to the airport
- ⌘Short stroll to popular Teddy Pickers, Knead and The Pedlar
- ⌘All offering great coffees and delicious food
- ⌘Everything is at your doorstep.