

G02/2 Anzac Park, Campbell, ACT 2612

home by holly

Apartment For Sale

Sunday, 24 December 2023

G02/2 Anzac Park, Campbell, ACT 2612

Bedrooms: 3

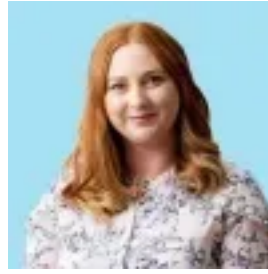
Bathrooms: 2

Parkings: 2

Type: Apartment



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\$1,440,000+

Overlooking the striking bronze forms of the New Zealand Memorial, enveloped in towering eucalypts, the home is serenely private. Orientated around a leafy courtyard, the beautiful open interior is graced by light and characterised by a material palette of raw concrete, warm timber, crisp whites and moody black. This exacting, three-bedroom apartment enjoys a wonderful open connection with landscape and the curated expanses of Anzac Parade. Light and airy with high ceilings and rich spotted gum timber floors, the home feels timelessly sophisticated. There is a generosity of space, tons of storage and an excellent floorplan that privatises the deluxe master wing. Campbell 5 is one of Canberra's most popular and vibrant pockets, with its collection of sought after bars, restaurants and cafés. The home is just a few steps from Hassett Park and the walking and biking trails that hug the lake. The city centre is a short walk away and it is not far to the ANU, CIT, private and public schools and transport – including the new metro city station, connecting you to the whole of Canberra. The brutalist facade with its panels of raw concrete echoes the form of the parliamentary triangle buildings. 'The Parade' extends a cosmopolitan, village lifestyle, rich in natural immersion yet rooted within the energetic soul of the city. The home is accessed via a choice of two garden gates, ushering you into the sunken leafy haven, with central front door flanked by expansive glass sliders. The use of organic stone in the kitchen, further dramatised in the luxury bathrooms and laundry, creates a polished simplicity and cohesion. There is a nice open sociability from the central island bench, as the eye is drawn beyond the dining, living to the stunning topography. When the doors are open the room interacts with the sunshine and the greenery, making it feel like one enormous space. Banks of drawers, full height pantry and adjacent butler's pantry mean there is a place for everything. And the kitchen is kitted out with quality appliances from Smeg, including a double oven, induction cooktop and integrated dishwasher. There is an internal laundry and loads of extra storage lining the entry to the master suite. Three lovely bedrooms, with integrated robes, occupy the southern wing. Two of the bedrooms opening to the leafy garden. There is a beautiful family bathroom with rain shower and all the bedrooms are softly carpeted. The master wing is privately sequestered on the opposing side and drifts to alfresco seating. Cabinetry keeps things seamless within the walk-thru-robe and the ensuite is pure luxury. Twin basins and rain shower coalesce with freestanding tub, everything floating in a sea of soft grey tiling. With two secure basement car spaces and a storage cage, what sets this residence apart is the Electric Vehicle (EV) charger - an amenity that few apartments can boast. The communal rooftop garden takes in breathtaking panoramic views of the city skyline, and surrounding mountains. There is a shared, fully equipped kitchen and dining area, making it perfect for gathering with family and friends. And there is so much at your doorstep...think grabbing a small batch wine from Paranormal, a fresh warming Laksa from Asian Noodle House, maybe stopping in at Sissa Sorella just to take in the beautiful fabrics and colours. Or grabbing a take-away coffee from one of several local cafes and heading to the magical waters of Lake Burly Griffin. features..stunning three-bedroom apartment within 'The Parade'. enormous paved front courtyard, beautifully planted with magnolias, pittosporum, climbing jasmine. 2.7m ceilings and full-length double-glazed windows and double sliding doors. solar array with cost benefits shared by all residents. very private and quiet . anchored in the dynamic village lifestyle of Campbell 5 with a plethora of cafes, bars, restaurants and boutique shopping at your doorstep. open plan living, dining, kitchen flowing to courtyard and alfresco living. spotted gum timber floors. expansive kitchen with stone benchtops, banks of storage including full height double pantry and adjacent butler's pantry. quality appliances form Smeg – double oven, induction cooktop, rangehood and integrated dishwasher. Vintec inbuilt 50-bottle wine fridge. plumbed fridge cavity. internal laundry with lots of storage and Fisher & Paykel dryer. secure intercom entry. master bedroom opening to courtyard with walk-thru-robe and large ensuite with freestanding tub. two further bedrooms on the opposing side. bedroom two with built-in-robe and drift to garden. bedroom three with built-in-robe and frosted glass window. carpet and ceiling fans to all bedrooms. auto block-out blinds and sheer curtains. R/C (with wifi controls) + zoning. wheel chair access (side courtyard gate). two basement car parks with EV ready 27amp single phase outlet and storage cage. internal courtyard within the building with lovely gardens and meandering paths. shaded rooftop garden with kitchen and panoramic views across the city. handy to green spaces including Hassett Park, Anzac Parade and all the walking and biking trails that encircle the Lake. not far to Mt Ainslie and the much loved Ainslie shops. close to the Braddon Precinct. embedded in an enclave of cultural significance and within walking distance of cultural buildings, memorials and museums. easy stroll to the CBD. FINE DETAILS (all approximate): EER: 6.0