

**G04/4 Anzac Park, Campbell, ACT 2612**

**CARTER + CO**

**Apartment For Sale**

Friday, 3 November 2023

G04/4 Anzac Park, Campbell, ACT 2612

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



James Carter And Nik Brozinic  
0261763443



Keeley Gillespie  
0261763443

**\$1,199,000 - \$1.299.000**

\*Please note best entrance is through 2 Anzac Park. The features you want to know!+ Spacious three bedroom apartment with segregated master bedroom on the ground level+ Master bedroom with direct courtyard access and ensuite+ Built-in-robos to all bedrooms+ Elegant timber floors+ Stone benchtops and splashback+ 600ml SMEG induction cooktop+ 600ml SMEG pyrolytic oven+ SMEG semi-integrated multifunction dishwasher+ Soft close kitchen joinery+ Breakfast bar+ Stone vanities and floor-to-ceiling tiling in bathrooms+ Waterfall showerheads+ Floating bathtub in ensuite + European laundry with stone benchtop+ Double glazing+ LED lighting+ NBN connected+ Instant gas hot water+ Fully enclosed basement storage+ Secure intercom to manage access to building entry and lifts+ CCTV to building entries and basement+ Solar panels

Why you want to live here!Nestled within the vibrant C5 precinct, this exquisite three-bedroom apartment offers the epitome of luxury living. With a generous 136m2 (approx.) of internal and outdoor living, it blends modern design and functionality with ease, and presents a fantastic opportunity for owner occupiers and investors alike. Upon entering through the leafy ground floor courtyard, you are led up to the heart of this apartment - the upper mezzanine level. Step into the well-appointed galley style kitchen, adorned with opulent stone benchtops, exquisite custom joinery, and top-of-the-line SMEG appliances. The area is perfectly complemented by elegant timber floors, which seamlessly flow through the open plan living and dining areas. Extending to a covered fronting balcony perfect for entertaining, and offering a leafy outlook, an effortless connection between indoor and outdoor areas is achieved with ease. The accommodation boasts three bedrooms, each thoughtfully designed with built-in robes. The master bedroom is segregated on the lower level, offering a tranquil retreat and enhanced privacy. Its exclusive features include a designer ensuite with a floating bathtub, and a private courtyard, providing a secluded outdoor space for relaxation and enjoyment.Ducted reverse cycling heating and cooling, designer fixtures and fittings and double glazing are just some of the other inclusions Unit G04 at The Parade has to offer. The building embraces sustainable luxury and features solar panels, 24/7 CCTV surveillance and a communal dining hall to host your gatherings in style.The C5 Precinct offers an abundance of retail, dining and leisure options at your doorstep. Positioned within close proximity to Canberra Airport, walking distance to the city and main arterial roads, the location really is unbeatable. With the potential to yield high rental returns, this is also a great opportunity for the astute investor.The stats you need to know!+ Block: 23+ Section: 131+ Unit Plan: 14593+ EER: 6+ Internal: 112m2 (approx.)+ Balcony: 24m2 (approx.)+ Rates: \$508 per quarter (approx.)+ Land Tax: \$617 per quarter (approx.)\*only payable if rented+ Strata: \$1451.45 per quarter (approx.)+ Heating and cooling: Ducted reverse cycle+ Rental Estimate: \$920-\$980 per week+ Car: Two secure basement car spaces