

UG12/4 Anzac Park, Campbell, ACT 2612



Sold Apartment

Thursday, 12 October 2023

UG12/4 Anzac Park, Campbell, ACT 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 84 m2

Type: Apartment



Ben Wilson

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Contact agent

This exquisite loft-style apartment is a rare find in Canberra with a design that embodies sophistication and comfort. With ceilings extending to almost 3.5 meters in the main living and bedroom areas, the sense of space and openness is simply breathtaking. Sunlight fills every corner of this home, courtesy of its preferred orientation. Whether you're in the living room, the bedrooms, or outside in the generous terrace, you'll be greeted by an abundance of natural light, creating a warm and inviting atmosphere throughout the day. The attention to detail in this property is truly exceptional. Premium window coverings, rich hardwood flooring, and opulent finishes elevate the overall ambiance. The kitchen impresses, featuring a stunning waterfall edge stone benchtop with a breakfast bar, Smeg appliances, and a complementary stone splashback. Both bathroom and ensuite have also been curated with the utmost luxury in mind. Full-height tiling, indulgent monsoon showers, and under floor heating create a spa-like experience within the confines of your own home. The master bedroom offers a generous walk-through robe, ensuring you have all the storage space you need for your wardrobe essentials. The second bedroom thoughtfully has a convenient study nook, for those needing to work from home in a dedicated space. Open the sliding doors to reveal a private terrace that seamlessly extends from your living space. This light-filled outdoor area is perfect for enjoying your morning coffee and has direct access to Pentland Street should you want to grab a coffee elsewhere. Situated in new Campbell, this apartment enjoys a prime location adjacent to Hassett Park and easy access to the ever popular Campbell casual dining and coffee shop precincts. The city centre and Lake Burley Griffin are only a short walk away, putting you in the heart of all that Canberra has to offer.

The Perks:

- Upper ground floor 2 bedroom, 2 bathroom apartment with generous terrace.
- Ceiling heights extending to almost 3.5m throughout the whole apartment.
- North- East aspect to main living area and both bedrooms.
- 2 separate car spaces in the secure basement garage.
- Kitchen complete with waterfall 30mm stone bench top, undermount sink & stone splashback upgrades added by the current owner.
- SMEG appliances.
- Luxurious window coverings throughout.
- Hardwood Timber flooring throughout the entire home.
- Ducted reverse cycle heating & cooling with the condenser discreetly positioned.
- Both bathrooms with underfloor heating.
- Fully fitted discreetly positioned European laundry.
- Direct access to the street from your terrace.
- Secure video intercom entry.
- Storage cage in the basement.
- Shared amenities include rooftop garden, BBQ area and private dining room.

The Numbers:

- Rates \$437 per ¼ approx.
- Strata & sinking fund approx. \$943 per ¼
- Internal Living 84m²
- Terrace 21m²
- EER 6*s
- Rental Estimate \$680 - \$720 per week

The Location:

- Hassett Park 150m
- Lake Burley Griffin 500m
- Australian War Memorial 1.2km
- Russell Offices 1.5km
- London Circuit (central Canberra) 1.6km
- Canberra Theatre Centre 1.7km
- Canberra Airport 6km