

104/4 Anzac Park, Campbell, ACT, 2612

AGENT TEAM

Unit For Sale

Thursday, 26 September 2024

104/4 Anzac Park, Campbell, ACT, 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Unit



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Elegant Designer Apartment in Sought-After Location with Exceptional Features

Nestled in an enviable location near Lake Burley Griffin, parks, shops, restaurants and scenic walking/bike tracks, this sophisticated two-bedroom, two-bathroom designer apartment presents a superb opportunity for investors, first-time buyers, or working professionals. The sleek, open-plan layout features a combined living, dining, and kitchen area, enhanced by premium finishes like Smeg appliances, an induction cooktop, and a modern slimline stone benchtop. Ample kitchen storage, including soft-close cupboards and drawers, along with a built-in dishwasher, ensures practical functionality. Both bedrooms boast floor-to-ceiling built-in robes, while the stylish bathrooms showcase floor-to-ceiling tiles. The home is adorned with engineer spotted gum timber flooring, LED downlights, and double-glazed windows for enhanced comfort. Ducted air conditioning and quality window treatments, including roller blinds and sheer curtains, complete the luxurious feel. Step out onto the north-east facing balcony, offering a peaceful retreat. Situated on the first floor, the apartment includes two undercover basement car spaces and a storage cage. Residents also enjoy complex amenities like a rooftop garden with BBQ facilities, a communal kitchen and dining room, as well as convenient waste disposal options. This property offers a blend of modern convenience and stylish living in a vibrant location.

Features:

- Functional open plan living, dining & kitchen
- Smeg appliances
- Induction Smeg cooktop
- Externally ducted rangehood
- Modern slim line stone benchtop
- Ample kitchen storage options (Soft close cupboards & drawers)
- Built in dishwasher
- Floor to ceiling built in robes to both bedrooms
- Engineer spotted gum timber flooring
- LED downlights
- Double glazing windows
- Ducted AC system
- Mortised roller blind to living room
- Sheer curtain and roller blind throughout
- Floor to ceiling tiles to bathroom & ensuite
- 2.5m ceilings to living and bedrooms area
- Dahua video intercom
- North / East facing balcony
- First floor apartment
- On-site two parking spots & one storage cage
- Garbage shoot & recycling cupboard on level
- Roof top garden & outdoor BBQ area
- Resident kitchen & dining room

Close to:

- Campbell Primary School 1.6km (20min walk)
- Campbell High School 1.6km (20min walk)
- Calvary Bruce Hospital 10.0km (13min drive)
- Canberra Shopping Centre: 1.7km (20min walk)
- Australian National University 2.2km (4min drive)
- Hassett Park & Playground 90m (1min walk)

Specs: Built: 2021 Level: 1st floor Living: 70m² Balcony: 9m² Total: 79m² EER: 6 Stars Rates: \$438pw Land Tax (If Tenanted): \$515pw Body Corp: \$870.90pw Total number of units: 250 Strata Manager: Grady Strata Possession: To be sold subject to tenancy Current Rent: \$665pw Lease Expires: On 14/11/2024*

To receive the contract of sale, building report, and additional documents via email within just 10 minutes of your enquiry, please fill out the online request form. Be sure to check both your inbox and junk folder for prompt delivery, available 24/7.