

303/59 Constitution Avenue, Campbell, ACT, 2612



Unit For Sale

Friday, 1 November 2024

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Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Unit



Louise Harget

Urban Elegance Awaits: Contemporary Corner Apartment in the Heart of Campbell

Discover the ultimate urban lifestyle in this stunning two-bedroom, two-bathroom corner apartment, ideally located just moments from Russell offices and ASIO, with the vibrant city at your doorstep. Bathed in natural light and designed with contemporary flair, this elegant residence offers a perfect blend of modern living and inviting warmth.

Situated on level three of the Siena complex, the fourth stage of the sought-after Campbell 5 precinct, you'll be captivated by the generous layout, luxurious natural stone finishes, and soft monochromatic tones that define this space.

Enjoy the leafy water views from the open-plan kitchen and living area, complemented by a balcony perfectly positioned for outdoor entertaining amidst the city's vibrant ambiance. The master bedroom provides a tranquil retreat with glimpses of the lake and a modern ensuite featuring heated floors, a towel rack, and a sumptuous soaker bath. The second bedroom, designed for versatility, offers its own ensuite access.

With two secure car spaces, a storage cage, and ample internal storage, this apartment meets all your needs. Take advantage of the communal rooftop garden-ideal for entertaining-and the prime location just minutes from the City Centre, Lake Burley Griffin, public transport, and a myriad of local cafés and amenities.

- * Welcoming entry with cloak cupboard and storage
- * North-east facing open-plan living with engineered timber flooring, high ceilings
- * Dual roller blinds on windows, built-in cabinetry, and sliding double-glazed glass doors leading to the balcony with lighting and power
- * Stylish kitchen with island bench, breakfast bar, soft-close drawers, double sink, dishwasher, induction cooktop, electric oven, rangehood, built-in microwave, and pantry
- * Private master bedroom with carpet, roller blind, mirrored built-in wardrobe, and ensuite
- * Ensuite showcasing floor-to-ceiling tiles, heated floor and towel rail, vanity with mirrored storage, shower, and toilet
- * Versatile second bedroom with north-east facing windows, carpet, curtains, mirrored built-in wardrobe, and access to the balcony
- * Main bathroom featuring floor-to-ceiling tiles, freestanding bath, shower, toilet, vanity with mirrored storage, heated floor, and towel rail
- * Convenient European laundry with wash tub and wall-mounted dryer
- * Linen cupboard for additional storage
- * Short stroll to the City Centre, CIT Reid campus, Lake Burley Griffin, local cafés, gyms, and public transport

Seize the opportunity to embrace a dynamic urban lifestyle in this remarkable apartment, where contemporary design meets the best of city living. Your ideal home awaits!

EER: 6.0

Living Size: 102sqm internal + 17sqm & 9sqm balcony

Strata: \$1,158pq (approx.)

Rates: \$2,410pa (approx.)

Land Tax: \$3,159pa (approx.)

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