

**426/1 Kalma Way, Campbell, ACT, 2612**

**Unit For Sale**

Thursday, 26 September 2024



426/1 Kalma Way, Campbell, ACT, 2612

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Brett Hayman

0411414624

## Stylish two bedroom unit

Welcome to this stylish two bedroom unit, showcasing a modern, neutral colour palette and an open plan design that maximizes space and light. The tidy kitchen flows seamlessly into the air-conditioned living area, creating a perfect space for entertaining or relaxation. The light-filled living area extends onto a spacious outdoor balcony. There is a generous master suite with stylish ensuite, that along with the secondary bedroom, has direct access to the outdoor balcony. The two bathrooms feature underfloor heating and heated towel rails, ideal for the chilly Canberra climate.

At 426/1 Kalma Way, Campbell, a perfect blend of modern living and comfortability awaits you here.

### Features

- Two bedroom unit, featuring modern design and neutral colour palette
- Open plan kitchen / dining, kitchen equipped with SMEG appliances
- Lightfilled and air-conditioned living area with direct access to outdoor balcony
- Spacious master suite with stylish ensuite, additional bedroom with built in robe.
- Both bedrooms have access to outdoor balcony
- Two bathrooms with underfloor heating and heated towel rails

EER: 6.0

Living Area: 68m<sup>2</sup>

Balcony: 19m<sup>2</sup>

Rates: \$2,126 pa (approx)

Land Tax: \$2,715 pa (approx)

Body Corporate: \$4,066 pa (approx)

### Nearby

- Campbell Primary School
- Campbell High School
- Dickson College
- Canberra Centre
- Anzac Parade
- Australian War Memorial
- Hassett Park