

**704/59 Constitution Avenue, Campbell, ACT, 2612**



**Unit For Sale**

Thursday, 1 August 2024

704/59 Constitution Avenue, Campbell, ACT, 2612

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 4**

**Type: Unit**

## One of a Kind Penthouse in Exclusive "Sienna"

Opulent living intertwines with breathtaking lake and mountain views, a superior design with dual living areas, generous covered balconies, and state-of-the-art finishes, delivering a unique home sized penthouse apartment in the highly regarded 'Siena' development.

Located in Campbell within the vibrant C5 precinct, this sensational three-bedroom, three-bathroom apartment delivers refined comfort with an enclosed four car garage, making it undoubtedly the perfect downsizing option.

Occupying an impressive 137sqm internal & 52sqm external of living/entertaining and flooded with natural light and perfect cross ventilation, this luxury house-like apartment is one not to be missed.

The modern kitchen is equipped with a suite of Miele appliances – an induction cooktop, vented range, integrated dishwasher, separate steamer oven, and a convection microwave. Waterfall white marbled stone benchtops with breakfast bar, oversized fridge space, as well as an abundance of soft close drawers and cupboards throughout and floor to ceiling overflow storage for large platters and extra glass wear. The storage throughout is sure to impress! The kitchen overlooks a large dining space, perfectly integrated to the alfresco through glass sliding doors to the back balcony. Here you'll find uninterrupted views over the rooftop garden, stunning C5 Hassett Park, the War Memorial and Mt Ainslie. A sun filled morning coffee space, and a private sheltered spot all year round.

A generous lounge room occupies the front of the apartment, again with vast glazed doors to take in what are, simply breathtaking views from the full length balcony. Sunset drinks will be a must, overlooking not only the Lake, Carillon, Parliament Houses, the High Court, National Library and National Museum, but also the moody greens and blues of the Brindabellas. Your lucky guests will wake up to this view. A smart design, this big living zone divides bedrooms 2 and 3, and their respective luxury bathrooms, with a separate laundry, complete with a dryer, off the kitchen.

The master bedroom suite is segregated, accommodating a walk-through wardrobe, natural stone ensuite with full sized soaker bath, and access to the eastern balcony through sliding doors. Lush linen blackout curtains and quality carpets, plus easy care blonde full timber chevron flooring through all the living spaces. A crisp aesthetic easily styled.

Additional luxuries include under-tile heating in all three bathrooms, two ducted reverse-cycle heating and cooling systems providing year-round comfort. A huge four car lock up garage + a security cage is a massive drawcard. The garage has four automatic roller doors and is alarmed for extra security.

Located on the level 7 at the top of Siena, this is a home in the sky. With a huge dose of style, sophistication and foremost, a quality build.

A moment's walking distance to the Lake, with the C5 restaurants, shops and cafes just downstairs as well as old Campbell shops close by. Stroll into the City, Braddon and Russell offices. A ten minute drive to the airport, Manuka and Kingston.

The front balcony is the ultimate spot for taking in the balloon fiesta, snow on the Brindabellas, fireworks displays and drone shows as well as defence aircraft fly overs.

One of a kind and ready for its lucky new owners.

\* Three-bedroom, three-bathroom 'Siena' penthouse

\* Four car lock-up garage + a security cage within the secure underground basement parking

\* North West facing plus Easterly balconies with spectacular views, and covered so as to protect outdoor furniture

\* All bedrooms with generous ensuites

\* Extended height built in robes and cupboards throughout

- \* Stone topped built in joinery entertainment unit and sideboard to lounge
- \* Full suite of Miele appliances in the kitchen, plus a beautiful large preparation area island bench
- \* Under-tile heating throughout all bathrooms
- \* Floor-to-ceiling double-glazed windows, 2.7m high ceilings, detailed cornices, excellent lighting and large walls for artwork
- \* Ducted reverse-cycle zoned heating and cooling
- \* Tranquil with complete privacy as no other apartment or building looks into it
- \* NBN connected plus visual intercom system with lift access direct to your level, shared with only one other apartment
- \* Prominent employment hubs at the doorstep
- \* Premier location in the heart of Canberra and adjacent to Anzac Parade

Living Size: 137sqm plus 52sqm externally

Strata: \$2,667.30pq (approx.)

Rates: \$3,727pa (approx.)

Land Tax: \$5,164pa (approx.)

EER: 6.0

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