






105/62 Constitution Avenue, Campbell

## Modern Living in Vibrant Neighborhood

Welcome to this contemporary apartment located on Constitution Avenue, perfectly positioned in the lively suburb of Campbell. Known for its vibrant community and proximity to Canberra's key landmarks, Campbell offers an ideal blend of urban convenience and suburban tranquility. This residence is just a stone's throw away from local parks and recreational areas, making it a perfect choice for those who enjoy an active lifestyle.

Inside, you'll find a well-designed layout that optimizes space and functionality. The modern kitchen is ready for you to whip up culinary delights, while the open-plan living area provides a comfortable setting for relaxation or entertaining guests. The apartment's design emphasizes both style and practicality, ensuring it meets the needs of modern-day living.

Situated near esteemed educational institutions such as Campbell High School, this property is also conveniently close to major transport links, ensuring easy commutes. Enjoy the vibrant local dining scene or take a short trip to nearby cultural attractions. This rental opportunity won't last long-contact us today to secure your spot in this sought-after location.

1  1  1 

**FOR RENT**  
\$575 Per Week

**VIEW**  
Sat 13th Jun @ 2:30PM - 2:45PM

**AGENTS**  
Jenna Cattanach  
0487 128 589  
jenna.cattanach@ljhcanberracity.com.au

Ashley Callander  
0459 789 853  
ashley.callander@ljhcanberracity.com.au

**AGENCY**  
LJ Hooker Canberra City  
(02) 6249 7700

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Features include:

Features include:

- Lap pool
- Sauna
- Spa
- Gym
- Built-in wardrobes
- Study
- Ducted heating and cooling

No current EER

This property has a valid exemption and is not required to comply with the minimum ceiling insulation standard.

This property features an embedded network.

#### Suburb Snapshot

Located in Campbell are the Australian War Memorial, Royal Military College, Duntroon, the Australian Defence Force Academy, and the CSIRO Corporate Headquarters. Also with addresses in the suburb are the 'Ainslie Village' accommodation centre for people with special needs and the Campbell Park Offices.

Schools located in the suburb include Campbell High School, Campbell Primary School and Canberra Grammar Northside Infant School.

#### Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER CANBERRA CITY does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

#### PETS:

Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises.

#### RENTING BOOK:

[https://www.justice.act.gov.au/data/assets/pdf\\_file/0008/2443472/Renting-Book-May-2024.pdf](https://www.justice.act.gov.au/data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.pdf)

EER



## MORE DETAILS

Property ID 2FT4FHK  
Property Type Apartment  
Including Ducted Cooling  
Ducted Heating  
Pool  
Balcony  
Gym  
Dishwasher  
Built-in-Robes

**Jenna Cattanach 0487 128 589**

Property Investment Manager |  
jenna.cattanach@ljhcanberracity.com.au

**Ashley Callander 0459 789 853**

Property Investment Manager |  
ashley.callander@ljhcanberracity.com.au

**LJ Hooker Canberra City (02) 6249 7700**

1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601  
canberracity.ljhooker.com.au | sales@ljhcanberracity.com.au

