






Leased



212/71 Constitution Avenue, Campbell

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Apartment Style Living in the Heart of Campbell

This exceptional two bedroom residence in 71&Signature offers the layout of a traditional apartment style living. Light filled, open plan living with high ceilings, opening onto your private balcony.

Features include:

- Prime location
 - High quality finishes throughout
 - Two underground car spaces
 - Ducted reverse cycle air conditioning
 - NBN enabled
 - Internal lift access
- No current EER

The property does not comply with the minimum ceiling insulation standard.

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

Suburb Snapshot
Campbell (postcode: 2612) is a suburb of Canberra, Australian

FOR RENT

Please Call

AGENTS

Ashley Callander

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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**

Capital Territory, Australia. Covering an area to the South East of the central business district, Campbell sits at the base of Mount Ainslie and is bounded to the south east by the Mount Pleasant Nature Reserve. At the 2016 census, Campbell had a population of 4,997 people.

A view of Getting Crescent, Campbell, in mid-autumn
The suburb of Campbell is named after Robert Campbell, the owner of Duntroon station on which Campbell is now located.[2] Many buildings built by Robert Campbell and his family are still standing around Canberra, including Blundell's Cottage, St John the Baptist Church, Reid, Duntroon House (now part of RMC Duntroon) and Yarralumla House (now Government House).

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.

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

MORE DETAILS

Property ID	2EFXFHK
Property Type	Apartment
Including	Balcony

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