



## Campbell, 224/1 Kalma Way

Sort after apartment at Koban Campbell

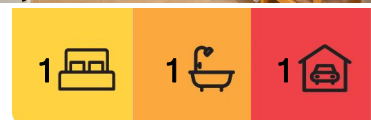
Discover the perfect blend of comfort and contemporary living in this stunning 1-bedroom apartment, ideally situated in the vibrant community of Campbell. This high-rise gem offers a sophisticated urban lifestyle with all the modern conveniences you desire. Featuring timber flooring, high-end fittings and fixtures, and a built-in study nook... This home simply exudes style, comfort, and convenience.

### Features:

- Open-plan living with ducted reverse-cycle air conditioning
- Built-in study nook
- Large bedroom with built-ins convenience of block out blinds
- Floor-to-ceiling windows, making the space airy and light filled
- Balcony
- Secure parking and storage cage
- Secure complex with swipe-level access



**Disclaimer:** 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.



**For Lease**  
\$550 p/week

**View**  
Sat 21st Sep @ 1:30PM - 1:40PM

**Contact**  
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**EER** ★★★★★

**LJ Hooker Kippax**  
(02) 6255 3888

EER NA

This property is located on level 2 and is exempt from the minimum ceiling insulation standards.

This apartment is more than just a place to live; it's a lifestyle choice. Experience the urban charm of Campbell while enjoying the comforts of a beautifully designed home. Located in Campbell's C5 precinct, featuring gyms, cafes, a fantastic little wine shop, and boutiques. Constitution Ave, primary bus routes are located at the doorstep of the building making it easy to get around, 400m to Lake Burley Griffin walking circuit, Russell Offices, Canberra Civic Centre and a short drive to the Parliamentary zone and Barton Offices.

#### Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER KIPPAX 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.

## More About this Property

Property ID	1HC5F9U
Property Type	Apartment

#### Michael Hayward

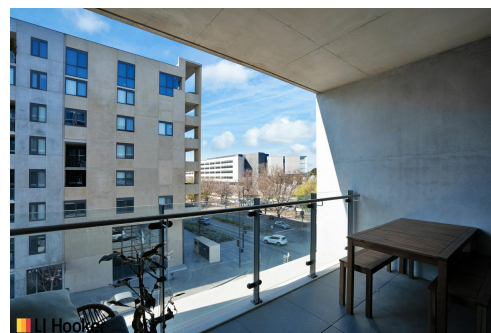
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#### Melissa Hines 0406 387 154

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