






325/2 Anzac Park, Campbell

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Welcome to The Parade!

Discover the perfect blend of comfort and convenience with this apartment located in the heart of Campbell. Perfectly designed for couples or those looking to downsize, this residence offers a spacious bedroom, equipped with built-in robe, providing ample storage space. The modern floorboards add a touch of elegance throughout the home.

Enjoy the balcony, a perfect spot to relax after a long day or entertain guests. The apartment also features an intercom system. With allocated parking, and additional storage. The open plan living area seamlessly integrates with the kitchen, creating a warm and inviting atmosphere ideal for both relaxation and hosting.

Set in a prime location, this apartment is just moments away from the vibrant city life while maintaining a relaxing residential feel. Nearby parks and recreational facilities offer endless opportunities for outdoor activities.

Features include:

- Open plan living and dining
- Modern appliances
- Balcony
- Built-in wardrobe

FOR RENT

Please Call

AGENTS

Jenna Cattanach

0487 128 589

jenna.cattanach@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**

- Reverse cycle 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 is awaiting an insulation information from the Owners Corporation

Suburb Snapshot

Campbell is a suburb of Canberra, Australian 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.

The suburb of Campbell is named after Robert Campbell, the owner of Duntroon station on which Campbell is now located. 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.

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

EER 

MORE DETAILS

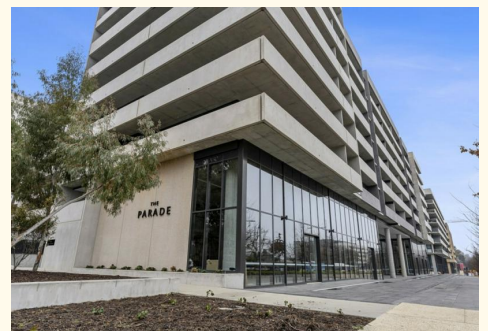
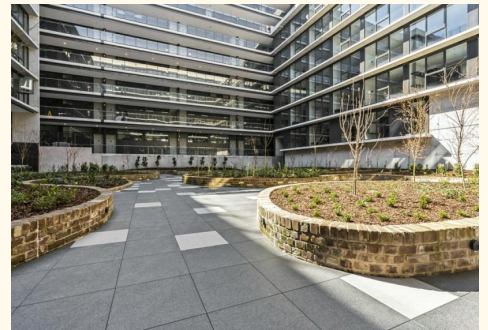
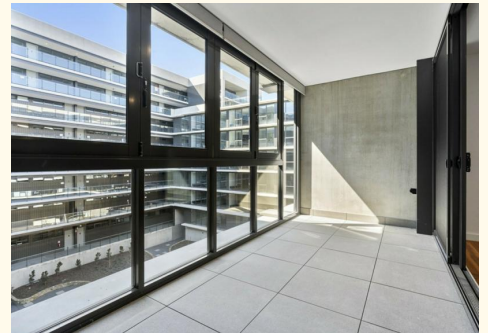
Property ID	2FQ5FHK
Property Type	Apartment
EER	6
Including	Ducted Cooling Ducted Heating Intercom Balcony Dishwasher Floorboards Built-in-Robes

Jenna Cattanach 0487 128 589

Property Investment Manager |
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LJ Hooker Canberra City (02) 6249 7700

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