



## Campbell, 6/71 Constitution Avenue

### Stylish One-Bedroom Apartment in Prime Campbell Location

Located in Campbell's newest development "Seventy One", this apartment not only boasts a highly sought after location but also offers an efficient floor plan maximising space, inside and out.

The kitchen open plan light filled kitchen provides plenty of bench and storage space, together with the high end stainless steel appliances. The living area opens out to the oversized courtyard, creating the perfect space for outdoor entertaining, flooding the living room and bedroom with natural light. The courtyard offers a generous garden bed to let you inner green thumb run wild.

'Seventy One' has been designed with communal areas to be lived in and enjoyed by all its residents and their guests. You will have access to a private dining room with kitchen which can be booked, residents lounge area, outdoor dining space with BBQ, built in pizza



**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**  
Please Call

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[ljhooker.com.au/HNXK0F8H](https://ljhooker.com.au/HNXK0F8H)

**Contact**  
**Leasing Team**  
0418 631 503  
[leasingconsultant@ljhbelconnen.com.au](mailto:leasingconsultant@ljhbelconnen.com.au)

**EER** ★★★★★

**LJ Hooker Belconnen**  
**(02) 6251 1477**

oven and an all year round gas fire pit.

Situated in the prime location of Campbell, enjoy all the luxuries of being one of Canberra's oldest and most prestigious suburbs. You will be within close proximity to an assortment of cafes and restaurants, the City centre and Lake Burley Griffin, and an abundance of green spaces including easy access to the nature trails of Mount Ainslie.

#### Features

- \* Brand new ground floor apartment with courtyard
- \* Master bedroom with access to the main bathroom and courtyard
- \* Light filled open plan Kitchen, dining and living area
- \* Kitchen with high end appliances
- \* Light and modern bathroom with European laundry
- \* Ducted heating and cooling
- \* Oversized courtyard and garden
- \* Single car space with storage cage
- \* Communal areas including outdoor garden/atrium with firepit, BBQ area with Pizza Oven, Residential lounge and Dining Function room

#### 12 Month Lease

Available From: 18th January 2025

Don't miss your chance to live in this beautifully designed apartment in one of Canberra's most sought-after locations. Contact us today to arrange an inspection!

The property complies with the minimum ceiling insulation standard.

EER Unknown

#### TO INSPECT THIS PROPERTY

- 1.You can Register to join an existing inspection or Register to be notified when inspection times are available.
- 2.Click on the BOOK INSPECTION button and choose your inspection time.
- 3.If this listing does not have the BOOK INSPECTION button, please go to [Belconnen.ljhooker.com.au](https://belconnen.ljhooker.com.au) to Register.
- 4.If you do not Register, we cannot notify you of any time changes, cancellations, or future inspection times.

**PETS:** Please be aware that at all stages of your tenancy this property requires consent to be sought from the property owner for the keeping of any pets at the property. Consent must be provided before any pets are on the property.

#### Disclaimer

Information contained herein is gathered from external sources we consider to be reliable. Whilst all care has been taken regarding all information compiled for this rental advertisement LJ Hooker Belconnen does not give any guarantee or warranty about the information provided and does not accept responsibility and disclaims all liabilities as to any errors or inaccuracies contained herein. We advise prospective tenants to rely on their own investigations and in-person inspections to ensure this property meets their individual



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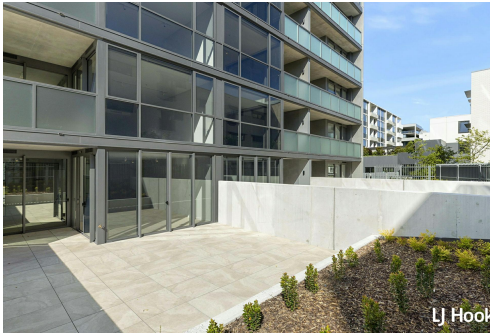
needs and circumstances.

## More About this Property

|               |   |
|---------------|---|
| Property ID   | HNXK0F8H  |
| Property Type | Apartment   |
| Including     | Air Conditioning<br>Ducted Cooling<br>Ducted Heating<br>Intercom<br>Courtyard<br>Dishwasher<br>Built-in-Robes |

**Leasing Team 0418 631 503**  
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