



110/4 Anzac Park, Campbell

## When location, quality & livability meet.....

You have the makings of a great first home or smart investment opportunity.

The location is premium, in the coveted Campbell 5 precinct offering great eateries and the beautiful Hassett Park as your back yard. Walk to enjoy Lake Burley Griffin or the City center to complete any need or desire around business or pleasure.

The quality of 'The Parade' is evident at every turn with the attractive facade to the gorgeous internal gardens, the rooftop garden and BBQ area and the apartments themselves are fitted with quality, and practicality in mind.

The livability of the apartment is not only centered around a modern aesthetic, but practical day to day living with an open plan design, flowing to generous balcony. You will appreciate the timber floors, quality fixtures and fittings along with great storage.

Property Features;

- Streamline kitchen with stone worktops, Smeg appliances including induction cooktop & integrated dishwasher
- European laundry is a smart space saver, mounted dryer included

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**FOR SALE**  
\$499,000+

**AGENTS**

Kaylene King  
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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**

- Both bedrooms with built in robes
- Engineered timber flooring throughout the living spaces
- Ducted reverse cycle air conditioning
- Double glazing throughout
- Car space + storage in secure basement
- Rooftop garden & BBQ area can be booked for larger gatherings
- Very easy access to Russell, the parliamentary precinct or airport
- Construction complete in 2021
- Rates; \$484.68 per quarter
- Land tax; \$569.14 per quarter IF RENTED
- Body corp; \$813.95 per quarter

## MORE DETAILS

Property ID	2E7UFHK
Property Type	Apartment
EER	6

### Kaylene King 0409 574 178

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