



Campbell, 114/81 Constitution Avenue

A Fusion of Style, Comfort and Luxury

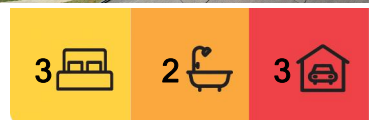
Auction Location: Auction On-Site

This 6th floor unit is positioned in the highly sought-after development of Iskia in the suburb of Campbell. The residence has breathtaking panoramic views that are sure to captivate your imagination. The meticulously designed three-bedroom home spanning an impressive 149m², embodies luxury living, displaying impeccable craftsmanship and a spacious internal living area. Upon entering the sophisticated ambiance is immediately established by the spotted gum timber flooring.

The generous light filled living spaces seamlessly extends to a sprawling 47m² wrap-around balcony, creating an ideal settling for entertaining or enjoying uninterrupted vistas from north to south. The well-appointed kitchen, a delight for culinary enthusiasts features a spacious stone-topped island bench with space for a wine fridge, plumbing in the fridge space is also available. There are state-of-the-art Miele appliances and induction cooktop.



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 Sale
Auction

View
ljhooker.com.au/2AB5FHK

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EER ★★★★★★

LJ Hooker Canberra City
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The bedrooms are equally impressive, with the main bedroom boasting a generously sized walk-through robe and a luxurious oversized ensuite with a bath. Residents of this beautiful home can relish a perfect blend of a low-maintenance lifestyle, high-end finishes, and awe-inspiring views. Convenience takes precedence, with three generous conveniently positioned car parks next to the lifts and an enclosed oversized storage cage conveniently positioned.

The location enhances the residence's appeal, with its proximity to Campbell Shops, C5 precinct cafes, shops etc. With views from the balcony to Mt Ainslie, Kingston foreshore, the lake and Parliament house. The adjacent spacious RSL nature reserve that the unit overlooks will ensure that family walks, exercise, or pet strolls are not only convenient but also a delightful part of your daily routine. This property is finished to such an exceptional standard with views of this calibre are a rarity, making this residence a unique gem in the luxury real estate landscape.

Nestled in a prime central area, this apartment is mere minutes away from Canberra's iconic landmarks, ensuring you will always be at the heart of the action. Indulge in the convenience of having local cafes, shops, and public transport in proximity, allowing for a carefree and modern lifestyle that caters to your every need.

Do not miss the chance to secure a luxurious 3-bedroom apartment with a study in this desirable location and well maintained complex. Reach out to us now to schedule a viewing and transform this into your new residence.

Features:

Spacious open plan design

Located on the 6th Floor with only 2 units on this side of the building

3 Bedrooms and a Study

2 Bathrooms both with underfloor heating

Views to the North, East, South and Southwest

Full height windows and high square set ceilings

Miele appliances

Main bedroom with oversized ensuite and bath

Ducted reverse cycle zoned heating and cooling

Large island bench with stone tops to all kitchen surfaces

LED downlights throughout

Separate Laundry with great storage

Segregated 2nd and 3rd bedroom both with floor to ceiling BIR's

Access to the balcony from all living areas and bedrooms

47m² wrap around covered balcony taking full advantage of the views

Three generous sized car spaces in a secure basement situated next to the 2 lifts for the building and large enclosed storage cage easily accessible

Generous visitor parking with access to EV charging

Lovely community of neighbours

Well-equipped gym

Developed by the Hindmarsh Group

Essentials:

EER: 5



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149m² of Internal Living
 47m² Balcony
 196m² Total Area
 146 apartments in the complex
 Developer: Hindmarsh Group
 Chase Construction
 Rates: \$2,450.03 per annum (approx.)
 Land tax (investors): \$3,052.74 per annum (approx.)
 Body corporate fees: \$2,640.83 per quarter (approx.)
 Rental estimate: \$1000-\$1100 per week
 Strata: LMM Solutions Pty Ltd
 Age: 3 years (Occupation in 2020)

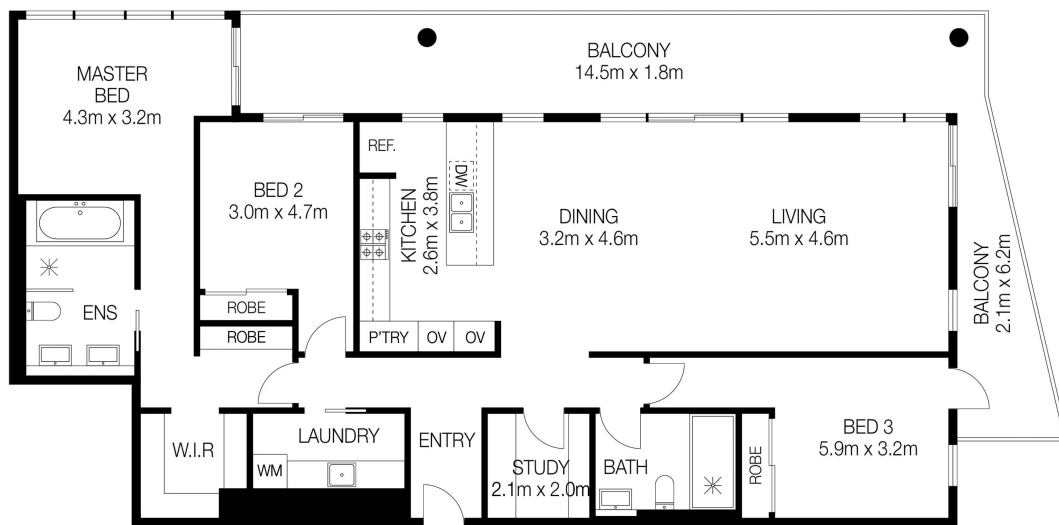
More About this Property

Property ID	2AB5FHK
Property Type	Apartment
House Size	149 m ²
EER	5

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114/81 Constitution Ave, Campbell

Approx. total area: 145m² N

Disclaimer: Plans are indicative only and should be checked by the prospective purchaser.
Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate.
The information herein is gathered from sources we believe to be reliable.

