



## Campbell, 116/4 Anzac Park

Motivated seller will consider genuine offers

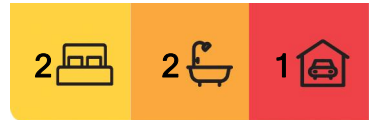
Situated in the tightly held suburb of Campbell, you will delight in this peaceful and perfectly positioned apartment at 'The Parade'.

The open plan design is super functional and enjoys the additional benefit of a 'winter garden' or semi enclosed balcony flowing through double stacker doors to almost double your living space, perfect for the Canberra climate.

The kitchen features stone benchtops, quality appliances and great storage, you will love the warmth of timber flooring and the abundance of natural light through full height double glazing.

Make the most of this blue-chip location; you are very close to the CBD, Russell, the nature reserve at your doorstep and our wonderful Lake Burley Griffin is very close by. This property will provide the opportunity for you to leave the car at home, jump on your bike or walk to enjoy everything this special location has to offer.

In the neighborhood; cafés, wine bars & restaurants along with a Pilates studio, Club Lime



**For Sale**  
\$580,000+

**View**  
[ljhooker.com.au/2D38FHK](https://ljhooker.com.au/2D38FHK)

**Contact**  
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**EER** ★★★★★★

**LJ Hooker Canberra City**  
(02) 6249 7700



**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.

& of course a pet groomer for your furry friend & a hairdresser for you. This & so much more at your doorstep.

Will go to auction June 18th if not sold prior

Property features;

- The sunny balcony is to the north & with the ability to fully enclose from the weather; it's perfect all year round & almost doubles the living space.
- Quality kitchen with good storage & integrated dishwasher
- Both bathrooms with full height tiling
- Separate Euro laundry with dryer included
- Square set ceilings and full height windows
- Double glazing throughout
- Engineered Timber flooring to the living spaces
- Ducted reverse cycle heating and cooling
- Generous amounts of storage
- Balcony access from the main bedroom & living spaces
- Secure basement parking + storage shed
- Hassett Park is wonderful for kids & pets to run & play
- Located 2.2km from Canberra Centre
- Campbell is spoilt for both private & public schools
- The complex also has a roof top garden to enjoy
- Construction completed in 2021
- Living area; 74sqm + 11sqm balcony
- Rates; \$440.00 per quarter
- Land Tax; \$532.77 per quarter IF RENTED
- Body corp fees; \$774.10 per quarter
- All figures are approximate

Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.

## More About this Property

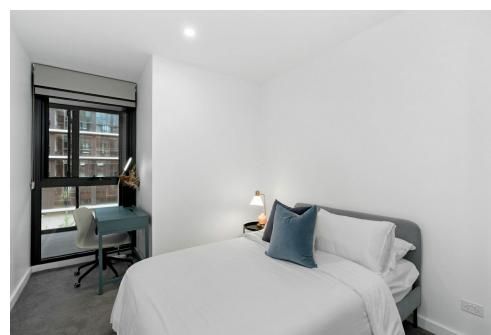
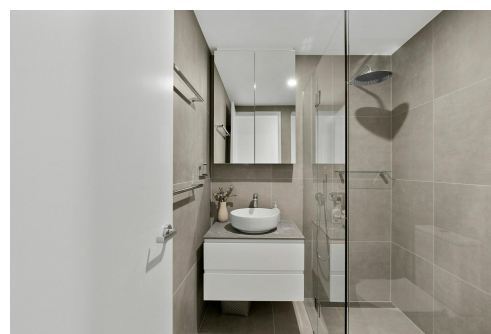
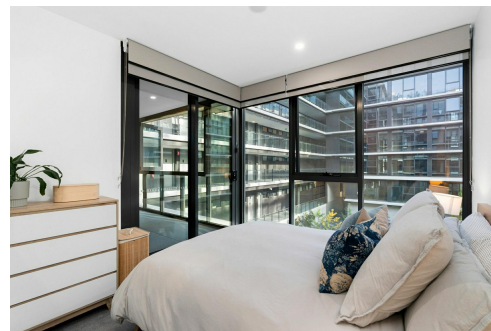
<b>Property ID</b>	2D38FHK
<b>Property Type</b>	Apartment
<b>EER</b>	6
<b>Including</b>	Air Conditioning Intercom Floorboards Built-in-Robes

**Kaylene King 0409 574 178**

ACT Licensed Agent, Senior Sales Consultant |  
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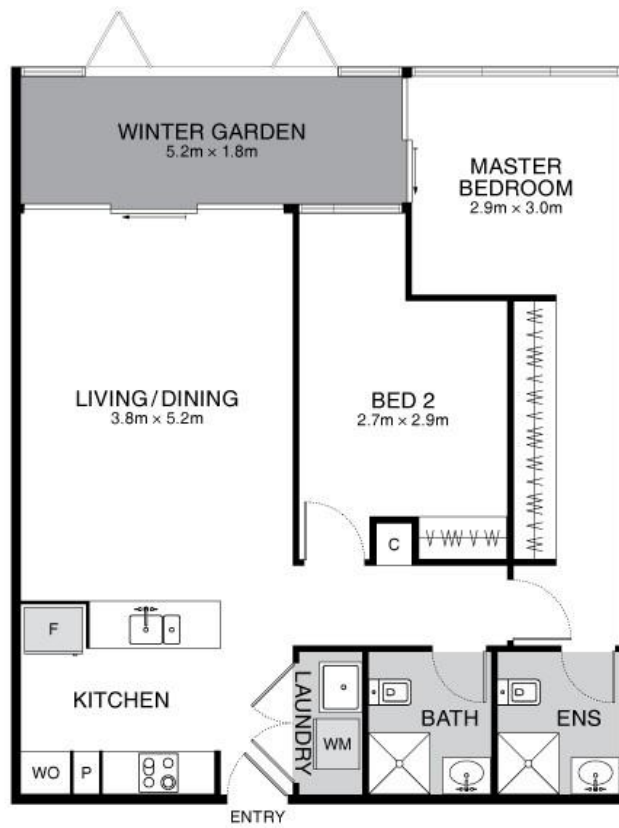
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# Floor Plan



THIS FLOORPLAN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE. ALL INFORMATION CONTAINED IS GATHERED FROM SOURCES WE BELIEVE TO BE RELIABLE. WE CANNOT GUARANTEE ITS ACCURACY AND INTERESTED PARTIES SHOULD RELY ON THEIR OWN ENQUIRIES.