



Campbell, 208/59 Constitution Avenue

Private & peaceful, north facing apartment

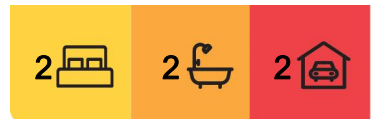
Situated in the tightly held suburb of Campbell, you will delight in this peaceful and perfectly positioned Sienna apartment, one that will be well worth a personal inspection. It is quickly evident that this stunning apartment has been finished to an extremely high standard, it also offers it's owner total privacy with no other apartment occupants able to see into your space. Your view to the north looks out across Hassett park and on to our beautiful Mt Ainslie, it's sunny and serene!

The private entry leads you into the open plan living and dining spaces, separated by a stunning and well designed kitchen. Full height glazing will bring the outdoors in, allowing for easy entertaining and that beautiful outlook 24/7.

The kitchen features a stunning stone island bench with waterfall edges and cantilever to the long edge for 4-6 stools. A full height pantry, integrated dishwasher and double oven are just a couple of the features to appreciate.



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
\$799,000-\$825,000

View
ljhooker.com.au/2BXYFHK

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EER ★★★★★★

LJ Hooker Canberra City
(02) 6249 7700

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

Properties finished to an extremely high standard and views like this are hard to come by so don't delay your inspection or call me to register your interest.

Property features;

- North facing with an uninterrupted view across Hassett Park & on to Mt Ainslie
- Kitchen with Miele appliances including induction cooktop, standard oven and built in micro/convection oven, integrated dishwasher & full height pantry
- The sunny balcony is full width, 22sqm & deep enough to accommodate seating & dining along with the BBQ
- Both bathrooms have marble tiling with underfloor heating, heated towel rails & full height tiling,
- High square set ceilings and full height windows
- Double glazing throughout
- Engineered Oak Timber flooring
- Condenser dryer
- Ducted reverse cycle heating and cooling
- LED down-lights throughout
- Generous amounts of storage
- Balcony access from the main bedroom & living spaces
- Solar has recently been added to the development
- Two car tandem spaces very close to the lift, + 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 2019
- Total area; 100sqm
- Rates; \$517.00 per quarter
- Body corp fees; \$2,165.00 per quarter
- All figures are approximate



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More About this Property

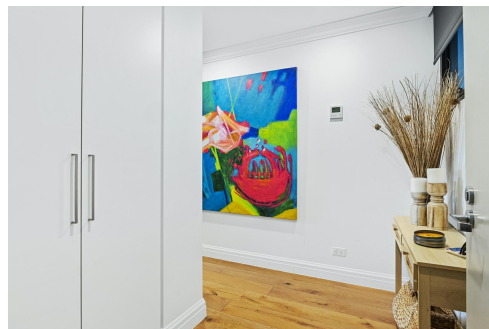
Property ID	2BXYFHK
Property Type	Apartment
House Size	80 m ²
EER	6

Kaylene King 0409 574 178

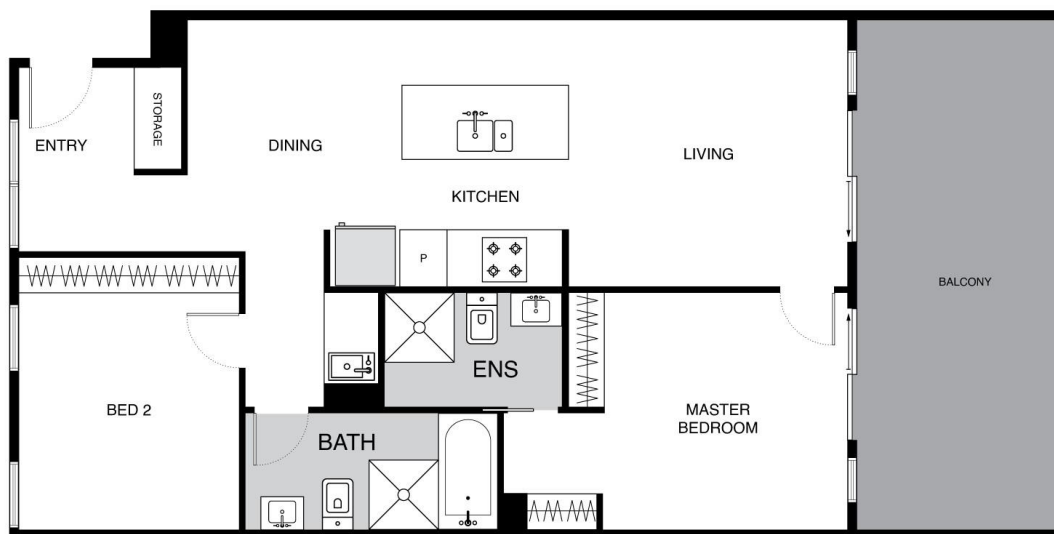
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Floor Plan



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.

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