



## Campbell, 228/2 Anzac Park

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, the winter garden that can be open to the elements or closed off to create an additional living space no matter the weather. You will appreciate the timber floors, quality fixtures and fittings along with great storage.

Property Features;

\*North East aspect with central garden outlook

\*Streamline kitchen with stone worktops, undermount sink, Smeg appliances including



**For Sale**  
\$499,000+

**View**  
[ljhooker.com.au/2CY5FHK](http://ljhooker.com.au/2CY5FHK)

**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.

induction cooktop & integrated dishwasher

\*The winter garden/balcony can be opened up or closed completely to create additional living/entertaining space

\*European laundry is a smart space saver, mounted dryer included

\*Bedroom with generous robes & direct access to the balcony

\*Engineered timber flooring throughout the living spaces

\*Double roller blinds to all windows

\*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; \$425.00 per quarter

\*Land tax; \$511.63 per quarter IF RENTED

\*Body corp; \$653.20 per quarter

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

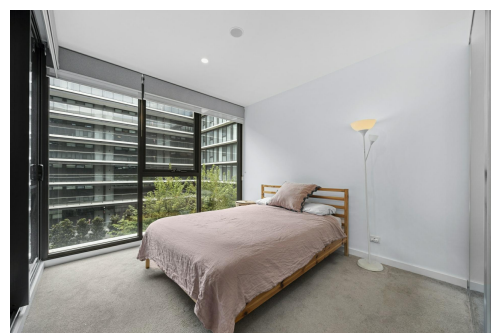
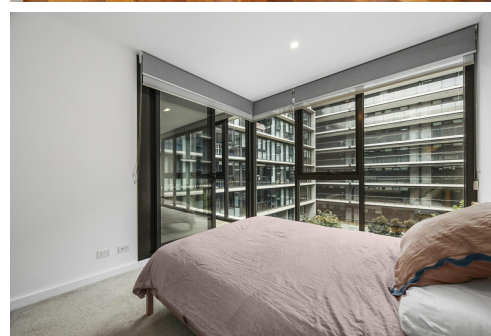
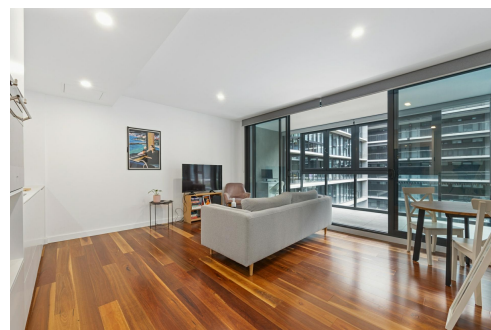
Property ID	2CY5FHK
Property Type	Apartment
EER	6
Including	Intercom Balcony Dishwasher Floorboards Built-in-Robes

**Kaylene King 0409 574 178**

ACT Licensed Agent, Senior Sales Consultant |  
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**LJ Hooker Canberra City (02) 6249 7700**

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