



## Campbell, 26/81 Constitution Avenue

Fifth floor, north facing apartment

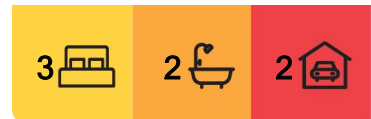
Auction Location: LJ Hooker Canberra City

Situated in the tightly held suburb of Campbell, from the moment you enter this 5th floor property you are greeted with a feeling of welcome warmth and light. It is quickly evident that this stunning three-bedroom apartment has been finished to an extremely high standard, also offering the practicality of abundant storage and an outdoor entertainment space for easy living and luxury lifestyle.

The generous and welcoming entry leads you to a light filled living area, showing off the corner position with full height glass wrapping around the living/kitchen space and taking in a lovely north facing views across Campbell and on to Mt Ainslie. The kitchen features beautiful stone and stainless-steel, high-end fixtures, fittings and appliances along with ample custom fitted storage. With the open plan living and dining spaces opening effortlessly to your very large full-length balcony, entertaining family and friends will be wonderful.



**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.



**Auction**  
Wed 22nd May @ 6:00PM

**View**  
Sat 18th May @ 11:30AM - 12:00PM

**Contact**  
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**EER** ★★★★★

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

Appreciate this blue-chip location, very close to the CBD, Russell, the nature reserve at your doorstep and our wonderful Lake Burley Griffin very close by. 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;

- Elevated 5th floor position, north facing with an uninterrupted view of Mt Ainslie
- High square set ceilings and full height windows
- Double glazing throughout
- Kitchen with Miele appliances including induction cooktop, integrated microwave & dishwasher
- Engineered Oak Timber flooring
- Ducted reverse cycle heating and cooling
- LED down-lights throughout
- S-Wave linen curtains along with heavy block out curtains to all windows
- Generous amounts of storage
- Custom bathrooms with full height tiling & quality joinery
- The main bathroom with bathtub
- Balcony access from main bedroom & bedroom 2
- Two side by side car 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 well-equipped owners gym that can be utilised at your convenience.

The numbers;

- Construction completed in 2020
- Living size; 99sqm
- Balcony; 27sqm
- Rates; \$517.00 per quarter
- Land Tax; \$650.00 per quarter if rented
- Body corp fees; \$2,165.00 per quarter
- All figures are approximate

## More About this Property

<b>Property ID</b>	2AW5FHK
<b>Property Type</b>	Apartment
<b>EER</b>	6

**Kaylene King 0409 574 178**

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