



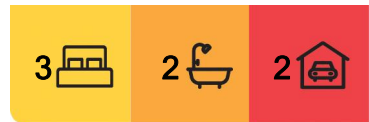
Campbell, 31/81 Constitution Avenue

Elevated north facing apartment

Auction Location: LJ Hooker Canberra City HQ

Situated in the tightly held suburb of Campbell, from the moment you enter this 6th 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



For Sale
Auction

View
ljhooker.com.au/2AE2FHK

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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.

wonderful.

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 6th 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
- Kitchen pantry has been custom fitted with pull out shelving
- Engineered Oak Timber flooring
- Ducted reverse cycle heating and cooling
- LED down-lights throughout
- Auto blinds throughout are hard wired in
- Generous amounts of storage
- Custom bathrooms with full height tiling & quality joinery
- Balcony access from main bedroom & bedroom 2
- Two side by side car spaces directly outside 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

More About this Property

Property ID	2AE2FHK
Property Type	Apartment
EER	6

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Floor Plan



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