

Campbell, 321/2 Anzac Park

Contemporary Living in a Prime Location

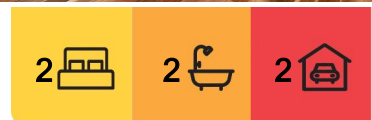
Discover a carefree and effortless lifestyle awaiting you in this exquisite 2-bedroom unit, nestled on the 3rd floor of the prestigious Parade building on Anzac Park in Campbell. Boasting a superior finish and a seamlessly flowing floor plan, this exceptional residence perfectly blends modern living with unparalleled convenience. The prime location puts everything you need within easy reach, ensuring a perfect harmony of comfort and style.

This apartment showcases high-level inclusions, a premium finish, and a contemporary layout that exudes both luxury and comfort. The thoughtfully designed floor plan maximises space at every turn, offering a large, open-plan kitchen and living area that effortlessly extends to a generous private balcony. This creates a versatile space suitable for any occasion and ensures year-round entertaining a delightful experience.

The well-sized bedrooms contribute to the unit's allure, with the main bedroom providing direct access to the balcony, enhancing the overall living experience.



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
\$665,000+

View
ljhooker.com.au/2ADBFHK

Contact
Antony Damiano
0473 444 666
Antony.Damiano@ljhcanberracity.com.au

Georgia Mikic
0403 467 447
Georgia.Mikic@ljhcanberracity.com.au

EER ★★★★★★

LJ Hooker Canberra City
(02) 6249 7700

Adding to the appeal is the fact that this property is currently tenanted until December 2024, providing not only a stylish and comfortable living environment but also an investment opportunity.

In a separate realm of sophistication, we present an elegant and stylish one-bedroom apartment that is intended to make a lasting impression. Nestled in a prime central area just minutes away from Canberra's iconic landmarks and defence offices, this apartment offers a convenient and modern lifestyle that caters to a diverse range of preferences. Its proximity to local cafes, shops, and public transport adds to the appeal, making it an ideal residence. With the added convenience of two dedicated parking spaces, this apartment effortlessly combines style and practicality.

Features:

Located on the 3rd floor
Open plan living, dining and kitchen
2 bedrooms & 2 bathrooms
Private north facing balcony
Full height double glazed windows
High quality timber flooring to main living areas and carpet in the bedrooms
Premium SMEG oven and stove top
High set stone kitchen bench top
Main bedroom with ensuite and built-in-robe
LED downlights throughout
Ducted reverse cycle heating and cooling
Segregated 2nd with floor to ceiling built-in-robe
Floor to ceiling bathroom tiles
European laundry
Access to the balcony from living area and main bedroom
Two car spaces opposite each other in a secure basement + storage cage
Audio/visual intercom system
This is a pet-friendly development (subject to body corporate notification)
NBN connected
Access to The Parade's communal areas including the rooftop garden with BBQ and dining room
Located near Canberra's best outdoor attractions
Positioned near various schools, playgrounds, and ovals
Neighbouring Canberra's Iconic landmarks
Conveniently close to local cafes, shops, gyms, and public transport

Essentials:

EER: 6
72m² of Internal Living
15m² Balcony
87m² Total Area
Number in complex: 250
Complex: The Parade
Developer: JW Land
Rates: \$1,336.10 per annum (approx.)
Land tax (investors): \$1,536.05 per annum (approx.)
Body corporate fees: \$3,580.20 per annum (approx.)



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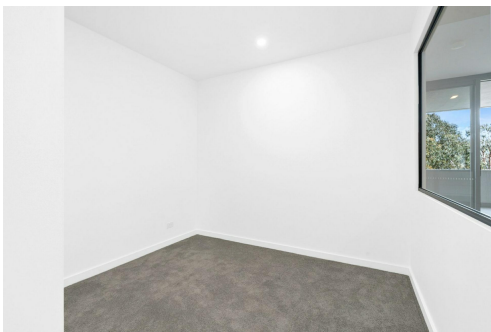
In a fixed term tenancy until 9/12/2024. Paying \$705.00 per week
Strata: Vantage Strata
Age: 2 years (Built in 2021)

More About this Property

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

Antony Damiano 0473 444 666
ACT & NSW Licensed Agent | Antony.Damiano@ljhcanberracity.com.au
Georgia Mikic 0403 467 447
Sales Consultant | Georgia.Mikic@ljhcanberracity.com.au

LJ Hooker Canberra City (02) 6249 7700
1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601
canberracity.ljhooker.com.au | canberracity@ljhooker.com.au



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Approx. total area: 82m²



Disclaimer: Plans are indicative only and should be checked by the prospective purchaser.
Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate.
The information herein is gathered from sources we believe to be reliable.

