






330/20 Anzac Park, Campbell

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## Peaceful Garden-Facing Living in the Award-Winning "Greenwich"

**FOR SALE**  
\$510,000+

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

Wake up to morning sunshine and leafy garden views in this beautifully appointed east-facing one-bedroom apartment, positioned within the sought-after "Greenwich" development in the prestigious Campbell 5 precinct - an MBA Award Winning Project in 2018.

Designed for effortless living, the open-plan kitchen, dining and living area is enhanced by warm timber flooring and quality finishes throughout. The stylish kitchen features stone benchtops, stainless steel appliances and excellent storage, creating a space that is both elegant and functional.

Flowing seamlessly from the living area is a versatile winter garden - a true extension of the home. Enjoy it as an outdoor-style retreat with fresh air and greenery, or as an enclosed sun-filled space perfect for a home office, reading corner or additional sitting area. This flexible design allows you to adapt the space to your lifestyle year-round.

The generous bedroom offers brand-new carpet and an oversized walk-in robe - a rare and highly desirable feature in one-bedroom

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.

 **LJ Hooker**

apartments. Combined with additional internal storage, the home is both practical and beautifully considered.

Residents enjoy exclusive access to premium C5 amenities including rooftop gardens with stunning Canberra views, a residents' lounge and club room, library, communal kitchen and private dining space.

#### Key Details:

- " 57m<sup>2</sup> approx. internal living
- " 8m<sup>2</sup> approx. winter garden
- East-facing, overlooking internal gardens
- Timber flooring to kitchen and living
- Spacious bedroom with oversized walk-in robe
- Brand-new carpet
- Double glazing throughout
- Ducted heating and cooling
- Allocated car space and storage

EER: 6

Outgoings (approx.):

Rates: \$465 per quarter

Strata: \$762 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.

#### Disclaimer:

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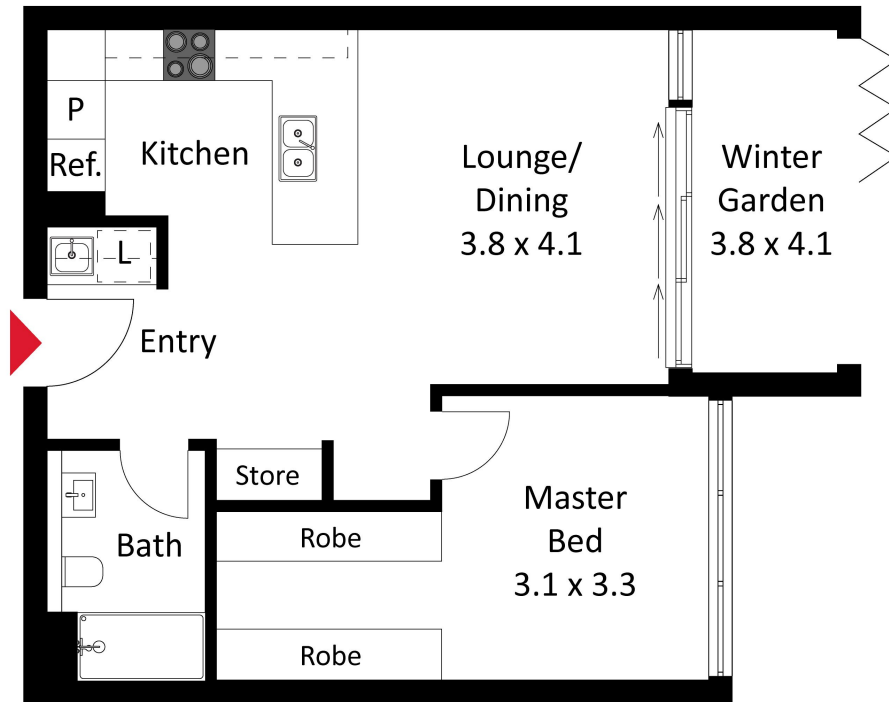
## MORE DETAILS

|               |           |
|---------------|-----------|
| Property ID   | 2F34FHK   |
| Property Type | Apartment |
| House Size    | 65 m2     |
| EER           | 6         |

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

1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601  
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.