



402/71 Constitution Avenue, Campbell

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## Luxurious Living in Premium Precinct

'Seventy One' - Blessed with a spacious light filled design and boasting a premium level of inclusions, this 4th floor executive apartment offers expansive, high quality living flowing over 110sqm. Located in the heart of the Campbell/Parkes/Lake Burley Griffin precinct and only moments to all amenities, including walking distance to Civic, this sizeable property offers a great opportunity for the discerning buyer. 'Seventy One' is renowned for its luxurious finishes, ultra-convenient location and fantastic views; This home is no exception.

**FOR SALE**  
\$1,100,000+

### AGENTS

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### AGENCY

LJ Hooker Canberra City  
(02) 6249 7700

#### Features:

- 4th floor, executive apartment offering exquisite living
- Spacious floor design (110sqm) full of natural light from the North Easterly corner aspect
- Views over Campbell towards Mount Ainslie
- Overheight ceiling's throughout
- Large 16sqm entertaining terrace with views
- Sleek stone topped benches in the kitchen, quality Bosch appliances
- Externally ducted range hood
- Master suite with built-in robe, a large vanity in the ensuite and

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**

- direct access to Balcony
- Two generous bedrooms both with built-in robes
- Ducted reverse cycle air-conditioning (Heating & Cooling)
- Thermally efficient window glazing
- Quality window furnishings
- Floor to ceiling windows
- Engineered timber flooring
- Double car accommodation in secure basement
- Separate secure storage cage
- Regarded as one of the best boutique developments in the A.C.T.
- Prime location, close to everything that Campbell has to offer.

#### Brief Summary:

- Internal living: 110sqm approx
- Balcony: 16sqm approx
- E.E.R 6.0
- Rates: \$596 approx. per quarter
- Land Tax: \$782.00 approx. per quarter (If investment property)
- Rental Estimate: \$900 - 950 per week
- Body Corporate: \$1480 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.

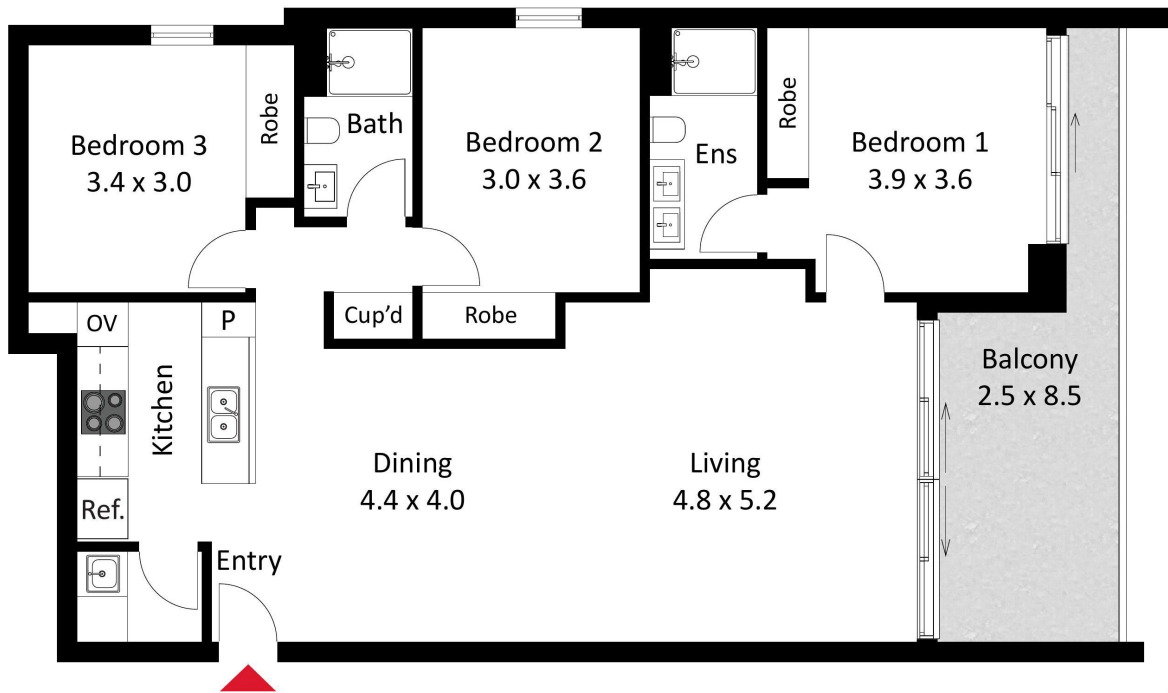
#### MORE DETAILS

Property ID	2DU0FHK
Property Type	Apartment
EER	6

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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.