

410/4 Anzac Park, Campbell




## Location. Quality. Livability. Perfectly aligned.

This apartment offers the perfect foundation for a wonderful first home or a savvy investment, set within one of Canberra's most sought-after lifestyle pockets.

Positioned in the tightly held Campbell 5 precinct, you're surrounded by some of the area's best cafés and eateries, with the lush expanses of Hassett Park quite literally at your doorstep. Weekend strolls to Lake Burley Griffin or an easy walk into the City Centre place both leisure and convenience within effortless reach.

The Parade is a development where quality is unmistakable - from its striking facade to the beautifully landscaped internal gardens and inviting rooftop BBQ and entertaining areas. Inside the apartment, thoughtful design and quality finishes create a space that feels both refined and functional.

Designed for modern living, the open-plan layout flows seamlessly to a generous balcony, creating an inviting extension of the living space. Timber flooring, premium fixtures and fittings, and excellent storage complete a home that balances style with everyday practicality.

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**FOR SALE**  
\$529,000+

### AGENTS

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### AGENCY

LJ Hooker Canberra City  
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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.



Property features;

- Streamlined kitchen with stone worktops, Smeg appliances including induction cooktop & integrated dishwasher
- European laundry is a smart space saver, mounted dryer included
- Both bedrooms with built in robes
- Engineered timber flooring throughout the living spaces
- Ducted reverse cycle air conditioning
- Double glazing throughout
- Car space + storage in secure basement
- Rooftop garden & BBQ area can be booked for larger gatherings
- Very easy access to Russell Offices, the parliamentary precinct and Canberra Airport

Figures (all approximate)

- Rates; \$490 per quarter
- Land tax; \$575 per quarter IF RENTED
- Body corp; \$815 per quarter

Rental Appraisal; \$630 - 650/wk  
EER 6 Stars

Construction complete in 2021

**MORE DETAILS**

Property ID	2EXCFHK
Property Type	Apartment
EER	6
Including	Ducted Cooling Ducted Heating Intercom Balcony Dishwasher Floorboards

**Ben Jones 0420863351**

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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.