

## Campbell, 48/81 Constitution Avenue

A wonderful lifestyle location

Situated in the tightly held suburb of Campbell, the beautiful ISKIA development. It is quickly evident that this stunning development has been thoughtfully crafted, finished to an extremely high standard and located to ensure an easy, quality lifestyle in the Campbell 5 precinct.

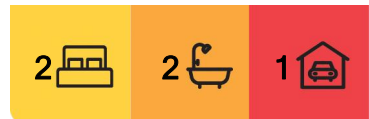
The apartment features open plan living and dining spaces opening to a very generous balcony. The kitchen features stone and stainless-steel, high-end fixtures, fittings and appliances along with ample storage.

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.

Keen owners looking to sell ON or BEFORE auction, so don't delay your inspection or call me to register your interest. AUCTION 28th February if not sold prior.



**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**  
\$650,000+

**View**  
[ljhooker.com.au/2A9FFHK](http://ljhooker.com.au/2A9FFHK)

**Contact**  
**Kaylene King**  
0409 574 178  
[kaylene.king@ljhcanberracity.com.au](mailto:kaylene.king@ljhcanberracity.com.au)

**EER** ★★★★★★

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

Property features;

- High square set ceilings and full height windows
- Kitchen with Miele appliances including, integrated microwave & dishwasher
- Bathrooms with full height tiling
- Ducted reverse cycle heating and cooling
- LED down-lights throughout
- Generous amounts of storage
- NBN Ready
- Secure basement parking + 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
- Enjoy, cafes & restaurants within the neighborhood
- The complex also has a well equipped owners gym that can be utilised at your convenience.

The numbers;

- Construction completed in 2020
- Living size; 72sqm + 19sqm Balcony
- Rates; \$437.00 per quarter
  - Land Tax; \$527.33 per quarter IF RENTED
  - Body corp; \$1,100.00 per quarter

## More About this Property

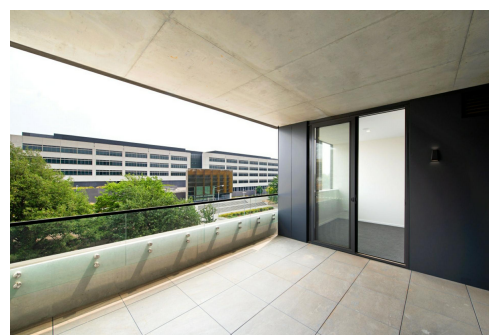
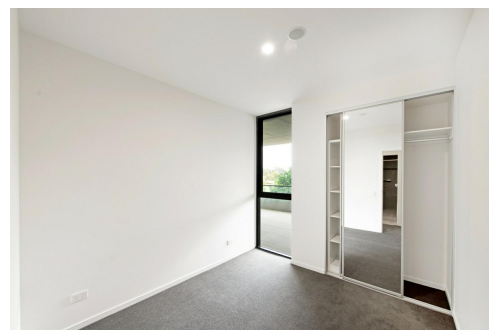
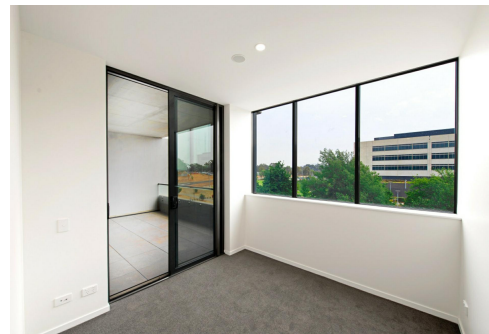
<b>Property ID</b>	2A9FFHK
<b>Property Type</b>	Apartment
<b>EER</b>	6
<b>Including</b>	Ducted Cooling Ducted Heating Intercom Balcony Gym Dishwasher

**Kaylene King 0409 574 178**

ACT Licensed Agent, Senior Sales Consultant |  
kaylene.king@ljhcanberracity.com.au

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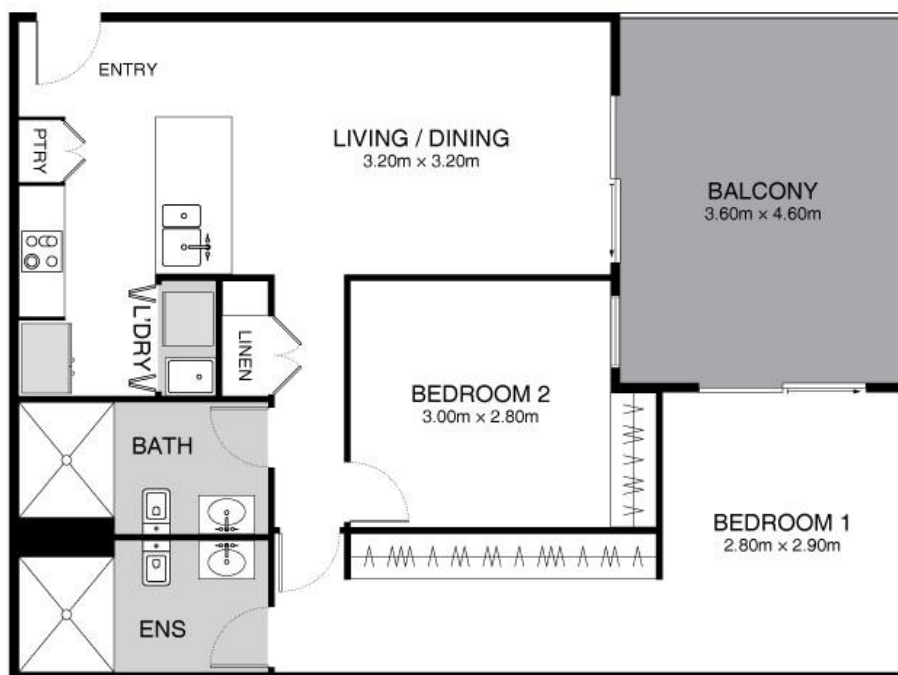
1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601  
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Floor Plan



THIS FLOORPLAN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE. ALL INFORMATION CONTAINED IS GATHERED FROM SOURCES WE BELIEVE TO BE RELIABLE. WE CANNOT GUARANTEE ITS ACCURACY AND INTERESTED PARTIES SHOULD RELY ON THEIR OWN ENQUIRIES.

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48/81 Constitution Avenue, Campbell

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