



623/2 Anzac Park, Campbell

## Top Floor Apartment with Parliament House Views

A care free and easy lifestyle awaits you in this stunning 2 bedroom unit situated on the top floor of the highly coveted "The Parade" complex on Anzac Park in Campbell.

Finished to the highest of specifications, this exceptional unit is the perfect blend of modern living and convenience with everything you need at your fingertips.

Recently finished in 2021, this immaculate Owner Occupied unit has so much to offer. As you walk through the front door you are met with breathtaking and expansive views over Lake Burley Griffin to Parliament House. Your large and private balcony off the main living space provides you with the perfect opportunity to host friends and family for BBQs and drinks with Canberra's most famous backdrop.

The floor plan has been designed to ensure space is maximized at every turn without compromise. The kitchen features "extra height benchtops" which offers comfort and ease for its owners for day to day use. The Living and Dining areas flow effortlessly and offer a superb space versatile for any occasion.

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**FOR SALE**

\$619,000+

**VIEW**

By Appointment

**AGENTS**

Ben Jones

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**AGENCY**

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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.

 **LJ Hooker**

The bedrooms are both well sized and spacious, with the main bedroom offering direct access out onto the balcony, and the second room arranged as a study perfect for working or studying at home.

An iconic landmark in not only Campbell but also Canberra, the Campbell 5 Precinct has grown and developed into a true community hub bustling with local shops and cafes all within a short walk away. Canberra Centre is just 2km away with all your major shopping and grocery needs covered. This is an opportunity sure to impress so make sure you come through to admire this view for yourself.

#### Features:

- Built 2021
- 63sqm Internal Living
- 18sqm Private Outdoor Balcony
- Panoramic Views to Lake Burley Griffin
- High Quality Timber Flooring
- Premium SMEG Oven and Stove Top
- High Set Kitchen Bench Top
- Motorised sheer and blockout blinds
- Floor to Ceiling Bathroom Tiles
- Waterfall Shower
- Double Glazing
- Ducted Reverse Cycle A/C

Rates: approx. \$1,940pa  
Land Tax (if rented): approx. \$2,035pa  
Body Corp: approx. \$2,398pa  
EER Rating: 6 stars

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	2F1MFHK
Property Type	Apartment
House Size	63 m2
EER	6

#### Ben Jones 0420863351

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

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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.