



G07/20 Anzac Park, Campbell

## Merging Luxury, Liveability & Lifestyle at 'Greenwich'




Step into modern living with this rare offering in a blue-chip location; a spacious 2 bedroom ground floor apartment with a rare 93sqm private courtyard with lockable gate access directly onto Anzac Park!

The luxury of a Greenwich lifestyle is evident as soon as you enter the apartment, high ceilings, top of the line engineered oak timber flooring and marble featuring throughout the home which combines urban convenience with serene surrounds.

Liveability comes to the fore with a spacious open-plan design, framed by floor-to-ceiling windows, flooding the living and dining area with natural light and showcasing stunning views across Anzac Parade.

Both bedrooms and the living space open effortlessly onto your private 93sqm courtyard with direct footpath access; wandering to grab a coffee, a wine, a meal or to run your dogs on the award-winning Hassett Park is a breeze.

The location is perfect for those who need or want easy access to Lake Burley Griffin, the city, the airport, Russell or the Parliamentary

2  2  2 

**FOR SALE**  
\$1,199,000+

**VIEW**  
Sat 13th Jun @ 12:30PM - 1:00PM

**AGENTS**  
Ben Jones  
0420863351  
ben.jones@ljhookerprojects.com.au

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

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**

Triangle. This is definitely the home where you could maximise lifestyle by leaving the cars at home in the secure basement and get your walking shoes on or dust off the bike.

Greenwich amenities include a library, dining room with kitchen, games room with wifi, pool table and TV and roof top gardens to enjoy and share with family and friends. There is a 'mens shed' where tools are secure and you can continue to be creative.

The home;

- Generous wide floorplan with main bedroom & ensuite segregated from second bedroom and bathroom
- Enjoy an indoor/outdoor life with 93sqm of courtyard with Blackbutt hardwood decking providing a versatile space designed for entertaining with an integrated outdoor kitchen
- Off street access with views of Anzac Parade, this location ensures that you will never be built out
- Exclusivity assured with only 2 apartments accessible from the ground hall entrance
- Kitchen featuring Miele appliances and stunning marble to the benchtops & splash back, plenty of workspace & storage
- High ceilings with full height double glazing throughout
- A rare dedicated laundry and drying space usually only reserved for Penthouses.
- Engineered Oak timber flooring to living & carpet to bedrooms and Walk in Robe
- Freestanding bathtub
- Ducted reverse cycle air conditioning
- 2 separate car spaces with storage in secure basement

The numbers (all approx.);

- Internal living 108sqm + External living 93sqm/ Total 201sqm
- Rates; \$498 per quarter
- Body corp;\$1,722 per quarter
- Rental estimate \$700-\$720 per week
- Construction completed 2017
- EER (Energy Efficiency Rating): 6.0 Stars

Disclaimer:

Disclaimer: All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

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	2FAFFHK
Property Type	Apartment
EER	6

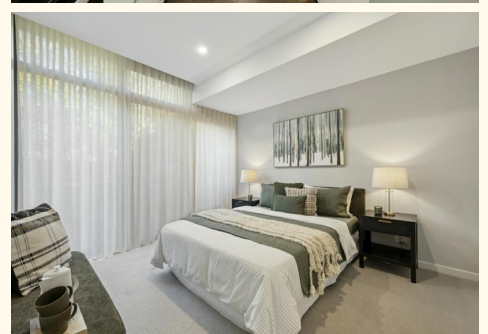
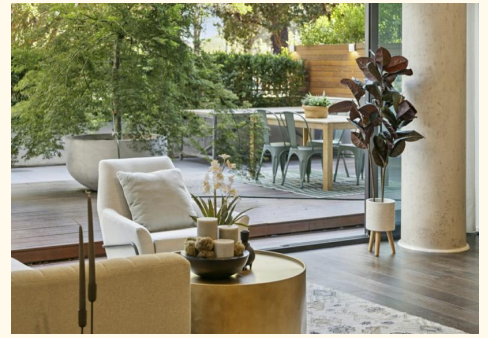
**Ben Jones 0420863351**

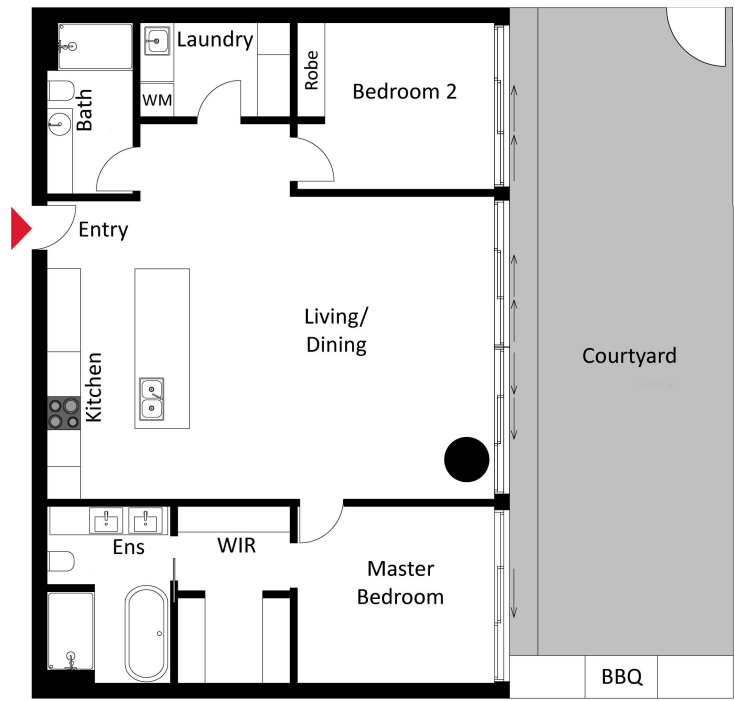
ACT & NSW Licensed Agent. | [ben.jones@ljhookerprojects.com.au](mailto:ben.jones@ljhookerprojects.com.au)

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

1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601  
[canberracity.ljhooker.com.au](http://canberracity.ljhooker.com.au) | [sales@ljhcanberracity.com.au](mailto:sales@ljhcanberracity.com.au)

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.





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.

G07/20 Anzac Park, Campbell