






G08/20 Anzac Park, Campbell

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Merging Luxury, Livability & Lifestyle at 'Greenwich'

FOR SALE
\$1,300,000+

AGENTS

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AGENCY

LJ Hooker Canberra City
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Do not miss this rare offering in a blue chip location; a spacious 3 bedroom ground floor apartment with a rare 85sqm private courtyard!

The luxury of a Greenwich lifestyle is evident as soon as you enter the apartment, high ceilings, top of the line hybrid flooring, marble featuring through the home, a kitchen and walk in pantry to be envied.

Livability comes to the fore with the wide practical floorplan, both bedrooms and the living space opening effortlessly to your 85sqm courtyard with direct footpath access, however private from the street; wandering to coffee, a drink, 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 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 push bike.

Greenwich amenities include a library, dining room with kitchen, games room with wifi, pool table and TV and roof top gardens to enjoy

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 **LJ Hooker**

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 segregated from beds 2 & 3
- Enjoy an indoor/outdoor life with 85sqm of courtyard serving as a versatile space designed for entertaining, dining, & as an architectural feature that provides a sense of privacy & relaxation
- Off street access with treed views of Anzac Parade, this location ensures that you will not be built out
- Just 2 apartments are accessed from the ground hall
- Kitchen features stunning marble to the counters & splash back, plenty of workspace & storage
- High ceilings with full height double glazing throughout
- A wonderful amount of storage
- Engineered Oak timber flooring to living & carpet to all bedrooms
- All bedrooms with built in storage
- Ducted reverse cycle air conditioning
- 2 separate car spaces with storage in secure basement + separate motorbike parking area
- Complex amenities include a library, dining room with kitchen, games room with wifi pool table & TV & roof top gardens to enjoy and share with family and friends. There is a 'men's shed' where tools are secure & you can continue to be creative

The numbers;

- Internal living 114sqm + External living 85sqm/ Total 199sqm
- Rates; \$500.00 per quarter
- Body corp;\$1,725.00 per quarter
- Construction; 2017

MORE DETAILS

Property ID	2DWXFHK
Property Type	Apartment
EER	6

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