







33/81 Constitution Avenue, Campbell

Top-Floor Living on Constitution Avenue

Positioned on Level 7, this contemporary Campbell apartment combines an elevated outlook, generous outdoor living and one of Canberra's most connected locations. With two bedrooms, two bathrooms and a large covered balcony, it offers a low-maintenance lifestyle ideal for professionals, downsizers and investors seeking an Inner North address with everyday convenience built in.

Located along Constitution Avenue, you'll find yourself moments from the Campbell shops, Lake Burley Griffin, Russell Offices and the Parliamentary Triangle. Whether it's a morning walk around the lake, dinner at one of Campbell's popular eateries or a short commute to work, this address places some of Canberra's most desirable lifestyle attractions within easy reach.

Inside, the apartment's 72m² floorplan is complemented by a contemporary palette and thoughtful design. The open-plan living area centres around a sleek kitchen featuring stone benchtops, quality built-in appliances and ample storage, creating a functional space that works equally well for entertaining and everyday living.

One of the standout features is the oversized covered balcony.

2 2 1

FOR SALE
$650,000+

VIEW
Tue 17th Nov @ 5:00PM - 5:30PM

AGENTS
Stephen Bunday
0416 014 431
stephen.bunday@ljhdickson.com.au

AGENCY
LJ Hooker Dickson
(02) 6257 2111

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Interested parties must rely solely on their own enquiries.

Flowing directly from the living space, it extends the home's footprint and provides a versatile setting for outdoor dining, entertaining guests or simply enjoying the elevated outlook across the surrounding precinct.

Both bedrooms are well-proportioned, with the main bedroom supported by an ensuite, while the second bathroom services guests and additional occupants with equal style. Modern finishes throughout, including full-height tiling in the bathrooms, reinforce the apartment's contemporary appeal.

For professionals, the proximity to Russell, the Parliamentary Triangle and the CBD is hard to ignore. Investors will appreciate the ongoing demand for quality accommodation in Campbell, while downsizers will value the combination of lift access, low-maintenance living and a location that keeps daily conveniences close at hand.

At a glance:
" Level 7 top-floor apartment
" 72m² internal living (approx.)
• 2 bedrooms | 2 bathrooms | 1 car space
• Large covered entertaining balcony
• Open-plan living and dining area
• Kitchen with stone benchtops and built-in appliances
• Contemporary bathrooms with quality finishes
• Located on Constitution Avenue in sought-after Campbell
• Close to Lake Burley Griffin, Russell Offices and the Parliamentary Triangle
" Approx. 3-minute walk to Campbell 5 precinct cafés, restaurants and local services
• Approx. 5-minute walk to Hassett Park
• Approx. 8-minute walk to Lake Burley Griffin
• Approx. 10-minute walk to Russell Offices
• Approx. 5-minute drive to Canberra CBD and Canberra Centre
• Approx. 5-minute drive to the Parliamentary Triangle











MORE DETAILS

Property ID	1HKNMEF92
Property Type	Unit
House Size	72 m2
EER	6

Stephen Bunday 0416 014 431
Licensed Agent & Auctioneer ACT/NSW |
stephen.bunday@ljhdickson.com.au

LJ Hooker Dickson (02) 6257 2111
36 Woolley Street, DICKSON ACT 2602
dickson.ljhooker.com.au | info@ljhdickson.com.au

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