

# 121/2 Anzac Park, Campbell, ACT, 2612

## Unit For Sale

Thursday, 26 December 2024



121/2 Anzac Park, Campbell, ACT, 2612

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Brett Hayman  
0261757414

## Style, convenience and modern living!

**\*\*The first availability to view this home will be on the 4th January 2025. We look forward to showing you through in 2025\*\***

Situated in a highly convenient area, this elegant complex offers stunning views of the iconic Telstra Tower and is in close proximity to the Parliamentary Triangle, encompassing landmarks such as the National Carillon, Lake Burley Griffin, and the Australian War Memorial. Situated close to Club Lime, Hassett Park, and Local Cafes, this property is an ideal choice for small families, professionals, or investors seeking a perfect blend of location, comfort, and modern living.

The apartment's open-plan kitchen, dining, and living area is enhanced by stunning timber floors, creating a modern and inviting atmosphere. The kitchen is a chef's delight, featuring a sleek mirror splashback, stainless steel appliances, induction stovetop and generous storage, perfect for both everyday meals and entertaining.

The spacious main bedroom is complemented by a wall-length built-in robe, providing ample storage space. The well-equipped bathroom is finished to a high standard, with a frameless glass shower for a touch of luxury. Residents also have access to a shared rooftop garden with BBQ facilities and alfresco entertaining, making it easy to host gatherings while enjoying panoramic views.

### Features

- Stunning complex views of the Telstra Tower.
- Private balcony for outdoor relaxation and entertaining.
- Open-plan kitchen, dining, and living area with timber floors.
- Kitchen with mirror splashback, stainless steel appliances, induction stovetop and generous storage.
- Spacious main bedroom with wall-length built-in robe.
- Well-equipped bathroom featuring a frameless glass shower.
- Access to shared rooftop garden with BBQ facilities and alfresco entertaining area.
- Close proximity to Club Lime, and Hassett Park.
- Ideal for small families, professionals, and investors.

This apartment offers the perfect balance of style, convenience, and modern living. Don't miss out on the opportunity to make it yours!

EER: 6.0

Rates: \$1,395 pa (approx)

Land Tax: \$1,612 pa (approx)

Living Area: 72m<sup>2</sup>

Balcony: 15m<sup>2</sup>

Body Corporate: \$3,484 pa (approx)

### Nearby

- Campbell Primary School
- Campbell High School
- Dickson College
- Canberra Centre
- Lake Burley Griffin
- Australian War Memorial
- National Carillon
- Russell Offices