



## 424/1 Kalma Way Campbell ACT 2612

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\$540

Date available: 23 September 2024

[Book Inspection](#)

### Koben Capmbell

To view any of our properties, please click on "book inspection" below and fill in your details to register to view the property. Alternatively, you can copy/paste: <https://www.tenantapp.com.au/Rentals/Agency/archer>. It is extremely important that you register your contact details or risk not being contacted in the event of a cancellation or change in open times.

Without a shadow of a doubt, this is one of the best one-bedroom apartments in Campbell. Featuring timber flooring, high-end fittings and fixtures, and a built-in study nook... This home simply exudes style, comfort, and convenience.

Comprising

- Open-plan living with ducted reverse-cycle air conditioning
- Designer kitchen
- Built-in study nook
- Big bedroom with built-ins
- Floor-to-ceiling glass letting that natural light flood in
- Big entertainer's balcony
- Possibly the coolest feature- remote-controlled block-out blinds!
- Internal laundry

Archer Canberra

- Surprisingly great amount of storage space
- Secure parking for 1 and storage cage
- Secure complex with swipe-level access

Close by the city and located above Campbell's bustling hub, you'll never be too far away from work and play!

- Located in Campbell's C5 precinct, featuring gyms, cafes, a fantastic little wine shop, and boutiques.
- Across the road from Hassett Park (beautiful open green space!)
- Constitution Ave primary bus routes are located at the doorstep of the building
- 400m to the popular Lake Burley Griffin walking circuit
- A short 700m to Russell Offices
- 1.3km to Canberra Civic Centre
- 2.4km to the Parliamentary zone and Barton Offices

Get in quick and secure your dream tenancy in Campbell. Call us today for your viewing!

#### Bond and Rent:

A bond equal to four weeks' rent will be required before the commencement of the lease. Here at Archer Canberra, we accept rent weekly, fortnightly, or monthly and our preferred payment method is direct debit.

#### When can I see the property?

Saturday exhibition times will be advertised by the close of business each Wednesday. Should the open time not suit you, please call our dedicated leasing department to arrange a personal inspection. Please note "if the property isn't advertised as "Available Now" this means that the property is currently tenanted, making Saturday viewings all that we will have available until after this date.

#### Interested in applying for this property?

After you register or view the property, you'll receive a link from our leasing system

<https://www.2apply.com.au/Agency/Archer>

#### Disclaimer:

Whilst care has been taken in gathering details for properties for lease, we accept no responsibility for any inaccuracies herein. All applicants should rely on their own research to confirm any information provided

#### Useful Information

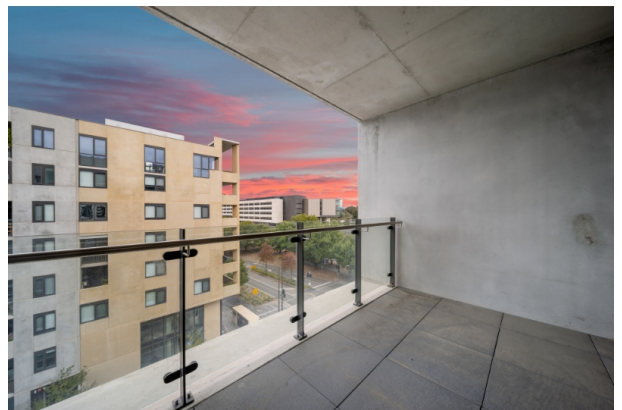
• A 12-month lease is the standard lease term " anything longer or shorter will be advertised or considered upon application.

• It is policy to either view the property or have someone view the property on your behalf before your application can be accepted.

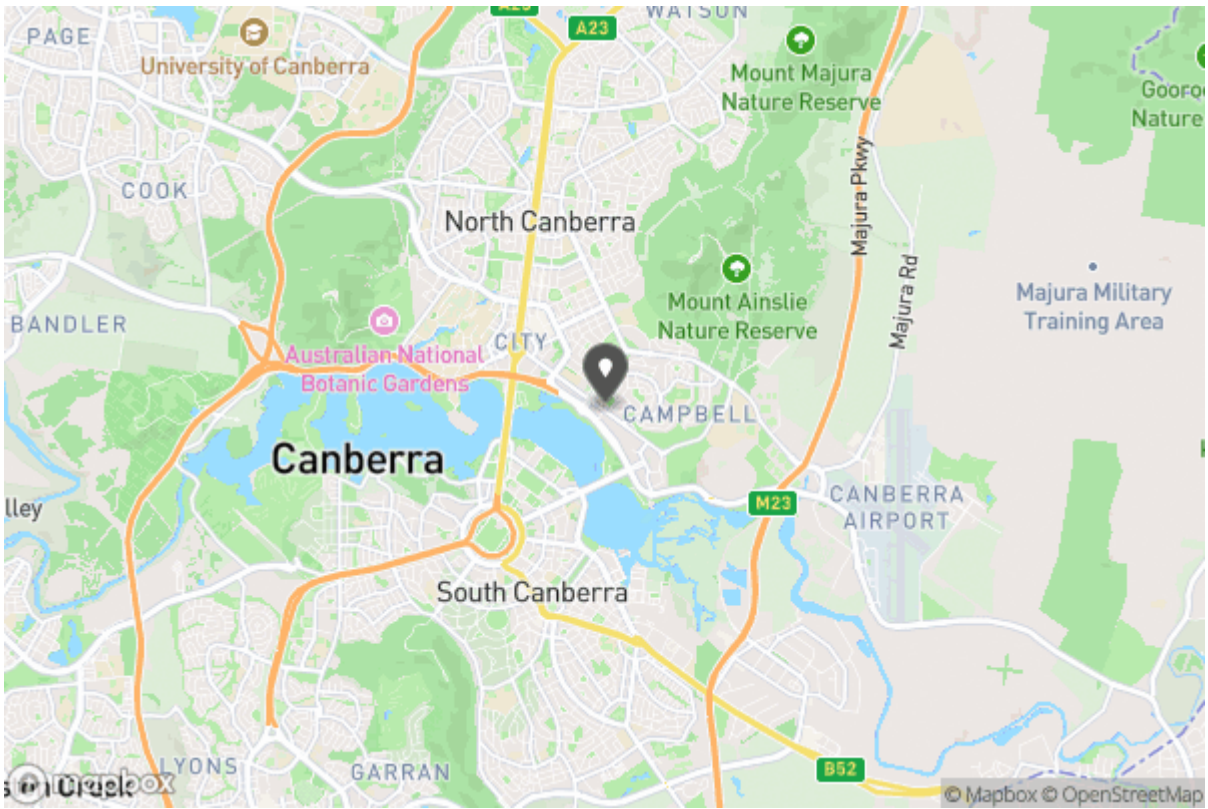
• This property is exempt from meeting the minimum energy standard.

# Gallery





# Location Map





Don't forget to confirm your inspection by SMS or email

### Leasing Archer

leasing@archercbr.com.au

02 6262 5232  
1/24 Girrahween Street  
Braddon ACT 2612



### Why Book with Archer Canberra

With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone. When you do, you will receive an immediate response confirming your booking via email and SMS. Should the property be leased, the inspection time changed or cancelled for any reason, you will be informed the second it happens keeping you up to date.

You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

# Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

[Apply Online](#)

<https://2apply.com.au/Property?agentID=PM-Archer&uniqueID=b1c5010efb8f4ad0ace6f7c3cf0dce2d>