

**107/6 Provan Street, Campbell, ACT 2612**



**Sold Apartment**

Monday, 14 August 2023

107/6 Provan Street, Campbell, ACT 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 2**

**Area: 57 m2**

**Type: Apartment**



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**\$540,000**

This elegant and stylish one-bedroom apartment is guaranteed to leave a lasting impression. It is located in a prime central area just minutes away from Canberra's iconic landmarks and defence offices. Additionally, it is conveniently close to local cafes, shops, and public transport, providing a carefree and modern lifestyle that appeals to many. Whether you are a first-time homebuyer, an investor, or a young couple, this apartment is perfectly suited to meet your needs, including two car parking spaces. Situated on the first floor, you'll be greeted with an open and seamless floor plan that creates a comforting and homely atmosphere as soon as you step inside. Offered with vacant possession & in excellent condition, this 57m<sup>2</sup> home feels as new with generous proportions throughout. The well-sized kitchen is thoughtfully designed and doesn't compromise on features, including a spacious Carrara marble island benchtop, Miele appliances, and modern cabinetry. Beyond the living area, you'll find a delightful 7m<sup>2</sup> winter garden balcony, offering an entertaining space that can be enjoyed throughout the year. The bedroom is generously proportioned and comes equipped with a walk-in-robe that offers ample storage capacity. The bathroom is similarly well-sized and showcases the same modern and elegant finishes found throughout the apartment, including stunning floor-to-ceiling tiles, a spacious shower, and storage options. This energy-efficient property is equipped with high-quality window furnishings, which contribute to its excellent 6-star energy rating. In times of extreme temperatures during winter or summer, you can rely on the reverse cycle ducted air conditioning to keep you comfortable. Furthermore, the property includes a two car spaces in the basement and a storage cage, providing additional convenience and storage options.

Inside of Greenwich Park 107:- Single level design- 57m<sup>2</sup> of living- Open plan living & dining which comfortably accommodates a lounge suite & dining setting- Full height glass sliding doors opening from living area to winter garden balcony- Kitchen fitted with a stone bench tops & breakfast bar, Miele cooking appliances, fridge/freezer & fitted dishwasher- Kitchen has plenty of bench & cupboard space as well as a microwave nook - Large main bedroom with room for queen bed & side tables- Walk-in-robe to main bedroom- Separate bathroom with shower, toilet, sink & mirrored shaving cabinet for storage- European laundry fitted with washer/dryer combo & tub- Floor to ceiling double glazed windows

A few extra features:- Spacious kitchen with large Carrara marble island benchtop- Modern appliances and cabinetry- Reverse cycle ducted air conditioning - Plenty of storage space- Walk in robe - Floor to ceiling tiles in the bathroom- High quality window furnishings - roller blinds- Two basement car spaces- Storage cage- Audio/visual intercom system- Pet friendly- No unapproved structures- NBN connected

Outside:- 7m<sup>2</sup> winter garden- Access to Greenwich Park's communal areas including the rooftop garden with BBQ, games room, dining room and shared library- Located near Canberra's best outdoor attractions - Positioned near various schools, playgrounds and ovals - Neighbouring Canberra's Iconic landmarks

Essentials:- EER: 6- 57m<sup>2</sup> of living- 7m<sup>2</sup> winter garden balcony- First floor apartment- Single level apartment- Two basement car spaces- Rates: \$396.00 quarterly (approx.)- Land tax (investors): \$457.29 quarterly (approx.)- Body corporate fees: \$2,716.50 per annum (approx.)- Rental estimate: \$570 - \$590 per week- Age: 6 years