

111/21 Provan Street, Campbell, ACT 2612

home by holly

Apartment For Sale

Friday, 29 September 2023

111/21 Provan Street, Campbell, ACT 2612

Bedrooms: 2

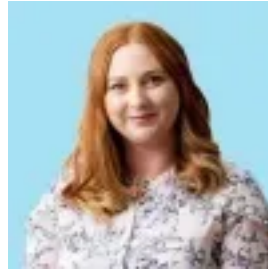
Bathrooms: 2

Parkings: 2

Type: Apartment



Holly Komorowski
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Tenille Paul
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\$759,000

There is a kind of magic in this coveted pocket, with parkland and beauty everywhere around, from the famous paths that wind their way through beautiful gardens hugging the edge of the lake to the significant monuments that line Anzac Parade. Provan Street is picture-perfect right now, bulbs crowd well-tended beds in a kaleidoscope of bright colours and Hassett Park is lush and green. People are out and about, throwing frisbees, languishing in the sun, strolling along the edge of the duck pond with their prams. There is a mood...a sweet spring community feel that is more aligned with a country village than life on the literal edge of a busy CBD. The Køben development is inspired by the Danish concept of 'hygee' which points to a cosy contentment, the kind of conviviality that comes from slowing down to enjoy a simple, natural way of life. And this gorgeous two-bedroom apartment feels like a warm hug, with its gentle ingress of natural light and warming natural finishes. Walls of glass welcome blue sky and treetops, distant mountains straight into the rooms. The organic nature of washed oak flooring and cabinetry soothes and calms, and there is a lovely combo of more fragile copper and brushed brass detailing, adding depth, sophistication. Although serenely minimal the spaces feel detailed, thoughtful and sumptuous. A clever bespoke seating alcove at the door is the ideal place for dumping shopping baskets, hanging winter woollies and coats. And with a space for everything including a neatly hidden European laundry and built-in-robos to both bedrooms, it is easy to keep things quietly curated. We love the reflective surfaces from the golden honeycomb tiling to the dark mirrored splashback, and the herringbone tiled bathroom floors, echoed in the breakfast bar detailing. The blue-grey tones in the bedrooms are in keeping with the natural feel and sheer curtains filter light, billowing gently in the breeze. The entire home characterised by carefully considered design and a natural materiality that nods to the beautiful native surrounds. The deep balcony easily homes a small forest...healthy rows of natives reach their tendrils skyward, basking in the fresh air, gentle sun. A lemon tree bows with its bounty of yellow fruit and sweet pots teem with rosemary, thyme and chives...perhaps you couldn't get more nourishingly hygee! It is easy to appreciate the small things in life when they are arrayed at your doorstep...think grabbing a small batch wine from Paranormal, a fresh warming Laksa from Asian Noodle House, maybe stopping in at Sissa Sorella just to take in the beautiful fabrics and colours. Or stepping out in the mornings to watch the mist rise from the lake, grabbing a take-away coffee, a freshly baked pastry...This gorgeous home is a few steps from Hassett Park and all the independent eateries and stores of Campbell 5. Whisper close to Anzac Parade, War Memorial, Lake Burley Griffin and the CBD, the home is also close to the ANU, CIT, private and public schools and transport – including the new metro city station, connecting you to the whole of Canberra. features..stunning two-bedroom home in the coveted urban village of Campbell 5. two beautiful bathrooms, including ensuite to master. open plan kitchen, dining living. full height double glazed windows in both bedroom and living area, opening to deep balcony .stunning elevated views out to mountains. built-in-robos to both bedrooms. bespoke seating nook and cabinetry for coat hanging and storage. open shelving for display of treasure objects. beautiful organic materiality including washed oak flooring and cabinetry, reflecting the natural surrounds. high ceilings. integrated Bosch dishwasher, Smeg wall oven and induction cooktop. European laundry with Fisher & Paykel dryer. ducted reverse cycle air conditioning. two side by side car accommodations in the basement carpark. double size storage cage. secure intercom access. NBN ready. whisper close to the CBD, Anzac Parade, War Memorial, Lake Burly Griffin. a few steps from Hassett Park and a wonderful array of independent restaurants, cafes and boutique services and shops FINE DETAILS (all approximate): EER: 6.0 Built: 2018 Zoning: RZ3 Living size: 80 sqm Balcony: 21 sqm Total: 101 sqm Rates: \$1,335.00 pa Land tax: \$1,535.00 pa (investors only) Admin: \$766.85 pq Sinking: \$180.85 pq Total: \$947.70 pq UV: \$93,940 (2023) Units in complex: 150 units Rental Opinion: \$680 - \$720 p/week The information contained in this advertisement is derived from sources we deem reliable. However; we cannot provide any guarantees or warranties regarding the information supplied. Buyers are encouraged to conduct and rely exclusively on their own enquiries.