

111/6 Provan Street, Campbell, ACT 2612

STONE

Apartment For Sale

Thursday, 7 December 2023

111/6 Provan Street, Campbell, ACT 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 104 m2

Type: Apartment



Jess Doolan
0477775773



Alex Ford
0487382549

\$715,000+

Potential to sell fully furnished! This 104sqm two-bedroom apartment offers an unrivalled lifestyle opportunity situated in the highly sought after C5 community and exudes all the hallmarks of luxury, stylish and convenient living. Just a stone's throw from all the Inner North has to offer including Lake Burley Griffin, restaurants, cafes, gyms, walking trails and more! This apartment boasts high quality inclusions, spacious interiors, and leafy outlooks, with seamless indoor-outdoor flow and is flooded with natural light. With two spacious bedrooms, two quality bathrooms and an open plan living area, it really is the perfect opportunity for all demographics. This apartment is currently fully furnished as it's an investment property through Airbnb. The owner is happy to disclose the financials to any interested buyers furnished or unfurnished.

Features Overview:- Single level floorplan- High ceilings, double-glazed windows- NBN connected with Fibre to the Premises (FTTP)- Age: 7 years (built in 2016)- EER (Energy Efficiency Rating): 6.0 Stars

Development Information:- Name of development: Greenwich- Strata management: Vantage Strata Sizes (Approx)- Internal Living: 90sqm- Balcony: 14sqm- Total residence: 104sqm

Prices- Strata Levies: \$949.38 per quarter- Rates: \$429.75 per quarter- Land Tax (Investors only): \$512.40 per quarter- Conservative rental estimate (unfurnished): \$650-\$680 per week

Inside:- Light filled open plan living area- Beautifully appointed kitchen with quality appliances- Living area seamlessly flows to outdoor balcony with leafy outlooks- Balcony with bifold windows, perfect for a summer's afternoon- Master bedroom with floor to ceiling windows and ensuite- Both bedrooms with built in robes- Main bathroom with modern floor to ceiling tiles- Double blinds to all rooms, enhancing the apartments privacy and energy efficiency.

Outside:- Winter garden space- 2 undercover car spaces with storage cage- Access to complex facilities including rooftop garden, BBQ areas and the library

Inspections: We are opening the home most Saturdays with mid-week inspections. If you would like a review outside of these times please email us on: jessdoolan@stonerealestate.com.au

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