

114/1 Kalma Way, Campbell, ACT 2612

CARTER + CO

Apartment For Sale

Tuesday, 14 May 2024

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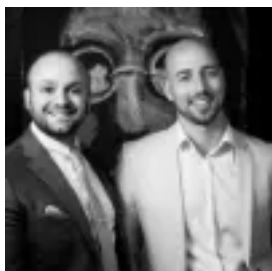
Bedrooms: 2

Bathrooms: 2

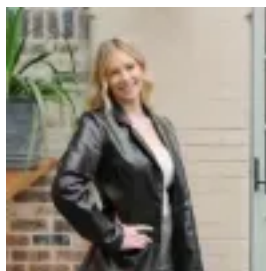
Parkings: 2

Area: 119 m2

Type: Apartment



James Carter And Nik Brozinic
0261763443



Frances Junakovic
0261763443

Awaiting Price Guide

The Features You Want To Know.+ Two Bedroom, Two Bathroom in the 'Koben' Complex+ Open-plan living and dining + Quality SMEG appliances+ Integrated dishwasher+ Stone benchtops+ Built-in Robes to both bedrooms+ Stylish bathroom with bathtub, rain head shower, floor-to-ceiling tiling, feature copper tiling+ Balcony access from both bedrooms and living area+ European Laundry+ NBN Connected+ Two Tandem Car spaces on Basement 1, Next to the lift + Enclosed Storage Cage+ Central Garden with restaurants and amenity+ Leisure and health facilities, cafes, and restaurants at your doorstep.The Location.+ 4 Minutes to Campbell Shops + 4 Minutes to Campbell High School+ 4 Minutes to Campbell Primary School+ 5 Minutes to Canberra CBD + 5 Minutes to Australian National University+ 9 Minutes to Canberra Airport+ 11 Minutes to Calvary HospitalWhy You Want To Live Here.An architectural masterpiece, 'Koben' is an aesthetically breathtaking building that undeniably offers a new level of luxury. With an incredible mix of residential living and stunning commercial options, the lifestyle in 'Koben' is remarkable.Upon entering, you'll be greeted by the spacious open-plan living and dining area, perfect for entertaining guests or simply relaxing in style. The well-equipped kitchen boasts quality SMEG appliances, an integrated dishwasher, and stone benchtops, seamlessly connecting to a large balcony, the perfect place for alfresco dining.Both bedrooms feature built-in robes, offering ample storage space, enjoy access to the balcony from both rooms, meaning you can wake up and enjoy your morning coffee with a view. The stylish bathroom exudes sophistication with a bathtub, rainhead shower, floor-to-ceiling tiling, and eye-catching feature copper tiling. Convenience is key with a European laundry included.Stay connected with NBN connectivity and enjoy the added bonus of an enclosed storage cage for your belongings.Outside, the 'Koben' Complex offers a central garden oasis, providing a serene escape amidst the bustling city life. With restaurants and amenities just steps away, you'll have everything you need right at your fingertips. Conveniently located just minutes from Campbell Shops, Campbell High School, and Campbell Primary School, as well as being a short drive to Canberra CBD, Australian National University, Canberra Airport, and Calvary Hospital, you'll enjoy easy access to all that Canberra has to offer.The stats you need to know!+ Block: 1+ Section: 132+ Unit Plan: 4596+ EER: 6+ Internal Living: 94m2 (approx.)+ Balcony: 25m2 (approx.)+ Rates: \$2,196 per annum. (approx.)+ Land Tax: \$2,681 per annum. (approx.) *only payable if rented+ Strata: \$1,156 per quarter. (approx.) *including sinking fund+ Heating and cooling: Ducted Electric Heating and Cooling+ Rental Estimate: \$680 - \$700 per week+ Car: Two secure basement car spaces+ Storage Cage 4m2 (approx.)+ Builder: JW Land