

12/1 Provan Street, Campbell, ACT 2612



Apartment For Sale

Thursday, 23 November 2023

12/1 Provan Street, Campbell, ACT 2612

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 115 m2

Type: Apartment



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\$1,550,000+

Presenting an exquisite 3-bedroom, 2-bathroom deluxe apartment in the sought-after locale of Campbell. This level 4, premium Saint Germain residence is the epitome of sophisticated urban living, boasting sun-drenched spacious living areas, generous bedroom accommodation and neutral modern interiors ensuring comfort and versatility. As you step inside, you'll immediately be captivated by the seamless fusion of contemporary design and functionality. With an inviting living area, seamlessly transitioning to the private tiled balcony, there's ample space for both relaxation and entertainment, catering to the demands of modern living. The apartment's north-facing orientation bathes the interiors in natural light, creating a warm and inviting ambiance throughout, with the added bonus of double-glazed windows and sliding doors. The expansive glazing frames picturesque views of both the parkland below and an elevated view of Mount Ainslie and surrounds, adding a touch of tranquillity to your daily life. The master bedroom, complete with an ensuite bathroom and walk-robe, plus two additional bedrooms provide flexibility for a growing family or guests. The well-appointed marble kitchen, featuring top-tier Miele appliances, generous storage and elegant finishes, makes it a focal point for gatherings and entertaining purposes with the oversized island bench. Step out onto the substantial balcony, and you are met with a visual treat – a dual spectacle of lush parkland below and mountain views, without your privacy being compromised. Whether you're savoring your morning coffee or unwinding with a book, this outdoor space becomes an extension of your sanctuary. Located in the vibrant Campbell C5 precinct, this deluxe apartment offers more than just a home; it's a gateway to an upscale lifestyle in a welcoming community. It provides easy access to a range of amenities, including restaurants, cafes, wine bars, beauticians, hairdressers and fitness studios. With the joy of parkland and Lake Burley Griffin at your doorstep, this 3-bedroom gem sets a new standard for luxurious living.* Boutique complex within C5* Desirable floorplan* North-facing * Expansive views towards Mount Ainslie and the leafy parkland below from balcony, living room, main bedroom and bedroom 2* High ceilings throughout* LED lighting * Reverse cycle heating and cooling* Generous double-glazed windows and doors throughout* Herringbone parquet timber flooring* Quality carpeted bedrooms* Generous entry foyer* Kitchen features 30mm marble benchtops, soft close cabinetry, large pantry and overhead cabinetry, island bench and Miele appliances including induction cooktop, built-in oven, combination microwave/oven, dishwasher* Walk-in robe to main* Ensuite with marble benchtop* Built-in robes to bedrooms two and three* Main bathroom with marble benchtop* Coat cupboard at entry with powerpoint* Multiple storage cupboards throughout* Quality window coverings with motorised blinds in living room, main bedroom and bedroom 2* Large tiled balcony (with water tap), providing privacy and ample entertaining space * Two side by side car basement garaging, with extra large storage cage* Walking distance to Lake Burley Griffin, Canberra City Centre, Russell offices precinct and a variety of schooling options* Easy drive to Canberra Airport, Kingston and Manuka Level 4, Core AEER: 6 stars Living Size: 115sqm + 25sqm balcony (approx.) Strata: \$1,665pq (approx.) Rates: \$749pq (approx.) Land Tax: \$3,808pa (approx. if rented out) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.