

319/12 Provan Street, Campbell, ACT 2612



Unit For Sale

Wednesday, 8 May 2024

319/12 Provan Street, Campbell, ACT 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 113 m2

Type: Unit



Josh Morrissey
0437799234



Austin Tetteh
0433945933

\$759,000+

What you see: A location that's hard to beat right on the doorstep of the city's government and professional precincts, making the morning commute a breeze. Impeccable interiors, high ceilings and an uncompromised sense of space are the hallmarks of a Greenwich apartment. Sunday brunch on the balcony and morning lake walks have never looked so good. What we see: All of the above. See more: Third floor apartment in the Greenwich Complex in Campbell 5 Gourmet kitchen featuring 40mm marble benchtops, double undermount sink, feature marble splashback and ample cupboard space Miele appliances include induction cooktop, wall mounted oven, integrated dishwasher and rangehood Open plan living and dining with floor to ceiling sliding doors with two sets of blackout blinds and direct access to balcony Master bedroom with custom walk through wardrobe and en-suite featuring wall vanity with 30mm marble benchtop, feature marble tiling and direct access to private balcony Additional bedroom with large custom built-in robes on both sides Main bathroom 30mm marble benchtop, ceramic sink and feature marble tiling Engineered timber and carpeted flooring throughout Ducted reverse cycle heating and cooling European laundry Double glazed windows Linen cupboard with ample storage Video Intercom system with security and alarm system Two secure basement car spaces and storage cage NBN Connected Complex amenities feature a private dining area with kitchenette, billiards/games room, library, and access to two rooftop gardens Within 2 minutes' walk to Campbell's restaurant precinct Within 3 minutes' drive to Mount Ainslie Within 5 minutes' walk to Lake Burley Griffin Within 4 minutes' drive to Campbell Primary School Within 5 minutes' drive / 15 minutes' walk to Canberra CBD Within 8 minutes' drive to ANU Within 10 minutes' drive to Parliament House Total Living: 90m² Balcony: 14m² Built: 2017 EER: 6.0 Rental Range: \$700-\$750 p.w Body corporate: \$1,170 p.q Rates: \$1,811 p.a Land tax: \$2,170 p.a (only applicable if rented.) Disclaimer: The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.