

414/21 Provan Street, Campbell, ACT 2612

home by holly

Apartment For Sale

Sunday, 10 March 2024

414/21 Provan Street, Campbell, ACT 2612

Bedrooms: 3

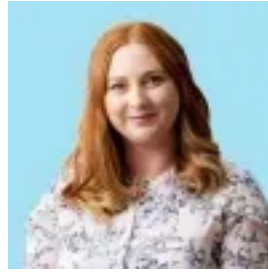
Bathrooms: 2

Parkings: 2

Type: Apartment



Holly Komorowski
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\$1,225,000+

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, 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 autumn 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 three-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 stunning views of Lake Burley Griffin and the Parliamentary Triangle. 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. With a space for everything including a neatly hidden European laundry and built-in-robos to all 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, all with built in wardrobes. The master wing is privately sequestered on the opposing side drifting to the balcony. Cabinetry keeps things seamless within the entrance of the room and the ensuite is pure luxury. Twin basins and rain shower floating in a sea of gorgeous black herringbone tiling. The home boasts a spacious balcony that opens up to a panoramic spectacle of Lake Burley Griffin, the Parliamentary Circle, mountains, and lush trees about to turn orange and red. Indulge in the beauty of your surroundings from the comfort of your own home, as each moment on the balcony becomes a picturesque experience. 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 three-bedroom home in the coveted urban village of Campbell 5. two beautiful bathrooms, including ensuite to master. open plan kitchen, dining, living. double glazed windows throughout and living area, opening to deep balcony .stunning elevated views out to Lake Burley Griffin and the Parliamentary Circle. built-in-robos to all bedrooms. beautiful organic materiality including washed oak flooring and cabinetry, reflecting the natural surrounds. high ceilings. integrated Smeg 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. 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: 114 sqm Balcony: 17 sqm Total: 131 sqm Rates: \$1,335.00 pa Land tax: \$1,535.00 pa (investors only) Admin: \$1,179.30 pq Sinking: \$327.75 pq Total: \$1,507.05 pq UV: \$132,440 (2023) Units in complex: 150 units