

**417/12 Provan Street, Campbell, ACT 2612**



**Sold Apartment**

Saturday, 13 April 2024

417/12 Provan Street, Campbell, ACT 2612

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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**\$738,000**

Located within the Parliamentary triangle and moments away from Canberra's iconic landmarks, defence offices and the CBD. Enjoy all Campbell has to offer with a wide range restaurants, cafes and recreational facilities, including the large, green and beautiful Hassett Park as your neighbor, the perfect place to take the dog for a walk or to just get outside and hang out with mother nature. Spend your weekends cycling or walking around the lake or go bush walking up Mt Ainslie, there really is something special in every direction. Where you live becomes a part of who you are; the atmosphere inspires you, the people on the streets influence you & the nearest café is soon to be your favorite spot. So why wouldn't you want to live in a thriving metropolis surrounded by culture & convenience. This is truly a lifestyle location offering you the ability to leave the car at home and get excited about walking, biking, or scootering in your new neighbourhood. Live where you want, how you want, in the very heart of the C5 district. Make sure to watch our detailed, walk through video it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this apartment inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it. To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, just send us an email and it will be automatically sent to you.

What buyers will love most:

- Bigger than most – a very generous 106m<sup>2</sup> of total space
- A spacious, full size kitchen with large island bench, perfect for cooking or entertaining guests
- A large floor plan offering two separate living areas
- Excellent communal areas within the development including a private dining area, games room, library, and rooftop gardens for all residents
- High end inclusions throughout offering a luxurious lifestyle
- A prestigious and central location close to major arterial roads making it easy to get around
- Vacant possession with the option for early access prior to settlement

Apartment features:

- Kitchen boasts, a large island with 40mm marble bench tops with an overhang perfect for adding bar stools. There are Miele appliances, including an induction cooktop, feature marble splashback, dishwasher and oven, plus a double sink, lots of cupboards and drawers, externally ducted range hood (rare in unit living), large fridge space, which is plumbed for water, full length pantry, built in rubbish bins and soft close drawers
- Ducted reverse cycle, heating and cooling to very room
- Double glazed windows and doors
- Timber flooring to living areas
- Large floor plan featuring a meals area plus a large living area with the kitchen in the middle
- High quality Luxaflex blinds, 1 of which is remote controlled for convenience
- Double sliding doors with fly screens to the balcony
- Bedroom 1 can fit a king size bed and boasts a full row of 5 cupboards for storage, with a mix of built in drawers, adjustable shelves and hanging space. It also features a sliding door to the balcony for extra convenience and fresh air
- Bedroom 2 is large enough to fit a king size bed and has 4 lots of robes with custom shelves and hanging space
- Double cupboard for storage in hallway
- Laundry behind bi fold doors, with dryer, tub and shelving
- 2 bathrooms that both feature full height tiling, a large shower with a feature marble tile plus a rain shower and rail shower combo, marble top vanity with great storage thanks to the double cupboard and mirrored shaving cabinet complete with power point
- High ceilings - 2.68m
- Fully covered balcony with PowerPoint
- 2 car spaces opposite one another plus a large storage enclosure

The Greenwich development features:

- Video intercom & lift access
- Pets welcome (subject to body corporate notification)
- Walking distance to an excellent array of restaurants, cafes, shops, gyms, parklands and more
- Lots of on street parking scattered around
- Parcel delivery lockers
- Communal games room with pool table and lots of seating, the ultimate entertaining zone
- Communal library
- Communal dining area with kitchenette, perfect to host a part of memorable gathering
- 2 x communal rooftop gardens (East and West) with a range of seating areas, BBQs and vegie garden
- Boarding the large, green and beautiful Hassett Park, the perfect place to take the dog for a walk or to just get outside and hang out with mother nature
- NBN – FTTP
- Rubbish chute and recycling on each level
- On-site building manager

The Numbers: (approx.)

- Internal living area: 90m<sup>2</sup>
- Balconies: 16m<sup>2</sup>
- Total: 106m<sup>2</sup>
- Level 4
- Age of unit: 7 years old (built 2017)
- Strata levies: \$4,920 p.a.
- General rates: \$1,824 p.a.
- Land tax (investors only): \$2,187 p.a.
- Water & sewerage rates: \$704 p.a.
- Rental potential: \$720/pw
- Potential to rent a car space alone for \$50/week or \$2,600/year for added income
- EER: 6 stars
- Strata manager: Vantage Strata.
- UP 4373 with 220 units spread over 4 buildings
- Total funds saved by the strata: \$700,704 as of 19/03/24

To Help Buyers

- We advertise a guide price which your offer must exceed.
- Offers can be conditional (subject to finance/valuation) or unconditional and on a contract with a waiver of the cooling off (preferred)
- We have a solicitor that can provide a FREE contract review and section 17 if required
- All offers are confidential & will not disclosed to other buyers for privacy purposes.
- A 5% deposit is acceptable on the exchange of contracts