

46/1 Provan Street, Campbell, ACT 2612



Apartment For Sale

Wednesday, 8 May 2024

46/1 Provan Street, Campbell, ACT 2612

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



Lucia Marzano
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\$1,490,000

Situated in the elegant 'Saint Germain' development, this chic 3 bedroom apartment delivers contemporary living at its finest, with a timeless design and a European flair. Stylish herringbone parquet flooring and marble skirtings grace the spacious living areas and the state-of-the-art kitchen is beautifully finished with marble benchtops and splashback, duck egg blue cabinetry, antique-inspired brass tapware and generous bench space. The kitchen is complete with a fridge, dishwasher, steam oven and induction cooktop. Step out from the living space onto the large balcony, fitted with a retractable electric awning, perfect for enjoying the sweeping tranquil treetop views across Campbell, towards Mt Ainslie and the surrounding hills. All bedrooms are carpeted, with the main bedroom including a walk-through robe and ensuite. Both the luxurious ensuite and main bathroom carry through the high-end Parisian-inspired look with marble highlights and brass fixtures. Throughout the home, the ducted reverse cycle air-conditioning will ensure your comfort in all Canberra's seasons. Lift access, two car spaces and additional storage complete the package. Enjoy the residential communal spaces, including private residents' dining room, rooftop gardens, and residents' club room. Delight in Campbell's leafy village green, inviting coffee shops, local gyms and a real sense of community. This fabulous location positions you just minutes to Canberra's CBD, iconic landmarks, the Parliamentary triangle and boasts public transport options right outside the door, this cosmopolitan retreat offering the best in sophisticated urban living is one not to miss. The fantastic features of this home include:

- Top floor location
- 3 bedroom apartment
- Main bedroom with walk-through robe and ensuite
- Ducted reverse cycle air-conditioning
- Large kitchen with dishwasher, fridge & steam oven
- Large balcony with electronic retractable awning
- Double glazing
- Dryer
- Intercom access
- Lift access
- 2 car spaces
- Storage
- Communal rooftop gardens, internal courtyard & residents' private dining area
- Beautiful views of Mount Ainslie

EER: 6 Built: 2017 General Rates: \$2,967 approx pa Land Tax: \$3,784 approx pa Strata Levies: \$6,494 approx pa Residence: 114sqm Balcony: 25sqm Carspace: 26sqm Storage: 30sqm

Please Note: Whilst all care has been taken by Ray White Canberra to ensure accuracy in the preparation of the particulars herein, no warranty or representation, express or implied, as to the accuracy or completeness of the particulars provided is made or given by us and interested parties must therefore rely on their own enquiries. Liability for any error, omission, negligence or misrepresentation is hereby excluded.