

503/6 Provan Street, Campbell, ACT 2612

CARTER + CO

Sold Apartment

Monday, 14 August 2023

503/6 Provan Street, Campbell, ACT 2612

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment

\$1,425,000

Experience the epitome of luxury in this superior top level apartment nestled in the highly sought-after Campbell 5 residential precinct. Meticulously maintained and adorned with extensive upgrades, this home offers a remarkable living experience. Boasting 135m² of functional internal living space, it provides the perfect setup for working from home and entertaining guests. The spacious living and dining area seamlessly flows onto a large balcony, offering breathtaking views of Mount Ainslie and over the Hassetts Park and beyond. The heart of this exceptional residence lies in its magnificent kitchen. Designed to impress, it features top-of-the-line German-made Miele appliances, including an induction cooktop, oven, combination steam and microwave oven and semi-integrated dishwasher. The spacious butler's pantry comes equipped with additional power points, large fridge cavity and plumbed water access point to further enhance the functionality. The stunning custom joinery and marble benchtops create an atmosphere of elegance and timeless style. Step inside the master bedroom and wake up to breathtaking views from the comfort of your bed, with motorized curtains, while the ensuite beckons with its rain showerhead and dual marble vanities. Located in one of Canberra's most prestigious areas, Campbell offers convenient access to renowned schools, exceptional restaurants, and effortless travel to and from the CBD. Immerse yourself in a vibrant community where every amenity and convenience is within reach. Owning a home of this calibre, with its exclusive features, is a truly rare opportunity. With flexible settlement terms be sure to get in touch as soon possible to discuss the finer details. Words from the owner: "At the top of the list is the high northern aspect, providing passive solar benefits. During winter, the apartment is flooded with bright, warm sunlight, while in summer, the overhanging roof on the balcony protects it from intense heat. We particularly love the view of Mt Ainslie from the kitchen and lounge, but nothing compares to waking up, opening the curtains with a push of a button, and enjoying the beautiful sunshine while gazing at the easterly view of the park and beyond. The rooftop gardens offer a peaceful retreat and a convenient source of herbs for cooking. Greenwich has its own community workshop, gardening and book club groups. This, along with abundant local cafes and restaurants, and regular visits to Hasset Park from beer and crepe trucks combine to create a wonderful community both within Greenwich and the wider local area." Key features: + North/ East facing + Upgraded front door lock with thumbprint recognition & keypad (SwitchBot lock) + 3-meter island bench with designer pendant lights (Normann Copenhagen Bell Lamps with smart bulbs) + Butler's pantry with additional power points and plumbed fridge access point + Herringbone marble splashback + Engineered oak timber floors + Miele induction cooktop + Miele oven + Miele combination steam oven and microwave + Miele externally ducted range hood + Bosch self-cleaning condenser dryer + Miele washing machine + Ducted heating & cooling + Segregated master bedroom with walk-in robe and ensuite featuring double vanity + High-quality drapes and Roman blinds + High-quality motorized curtains in the master bedroom + Spacious bathrooms with floor-to-ceiling 600 x 300 marble tiles + Bathtub in the main bathroom + Rain showerhead and handheld option + Additional power points throughout + Wall mural showcasing Melbourne photographer's art + Two carparks conveniently located close to the lifts + Oversized storage shed in secure basement + Exclusive residents' library, dining room, games room, rooftop gardens and BBQ area + Quiet position in the building with no commercial noise + Greenwich is a community with a variety of social groups on offer including a woodworking workshop, gardening group and book club Location: 4 minutes' drive to Canberra CBD 9 minutes' drive to Majura Park Shopping Centre: Costco, Woolworths, Ikea, Bunnings, and more. 10 minutes' drive to Canberra Airport 30m walk to Hasset Park & Playground 50m walk to Intra Café 300m walk to The Pedlar Pub & Teddy Pickers Café 900m walk to Lake Burleigh Griffin Statistics: Internal: 135m² Balcony/external: 22m² Body corporate: \$1,860 per quarter Land rates: \$527 per quarter Land tax: \$628 per quarter (only paid if rented out) Build completion date: 2017 Architect: Cox Architecture