

# 508/6 Provan Street, Campbell, ACT 2612



## Apartment For Sale

Saturday, 9 December 2023

508/6 Provan Street, Campbell, ACT 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 57 m2**

**Type: Apartment**



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## Offers Above \$509,000

Exceptional finishes, impressive gardens and a location hard to beat, the New York inspired 'Greenwich' development in the Campbell 5 Precinct is nothing short of outstanding. Surrounded by a vibrant community and an abundance of amenities including retail, hospitality and leisure, you are located within the heart of Canberra, close to the CBD, Parliamentary Triangle, Russell and Canberra Airport. A quiet loop street with a park opposite renowned for excellent dog watching and socialising, you enter the secure 'Greenwich' building at number 6 Provan Street to be awed by elegant detail and a backdrop of greenery from the communal gardens. Situated on the top floor and drenched in afternoon sun, this beautifully presented apartment overlooks these immaculate gardens. The open plan living area seamlessly extends to a private, tiled entertaining space which enjoys the ability to open bifold windows to be a covered open air section, or close it up and increase the indoor living area. The kitchen is equipped with white marble bench tops, surprising amounts of storage and Miele appliances including induction cooktop and integrated dishwasher. The main bedroom captures maximum amounts of light through large floor to ceiling windows, is of great proportion and enjoys the ability to store all the necessary fashion items needed for the Canberra climate in a generous walk-in-robe. The main bathroom is finished in the consistent and elegant style evident of this development, with floor to ceiling tiles, marble vanity benchtop and spacious shower. The apartment is climate-controlled year-round by a maximum energy efficiency score but also ducted reverse cycle air-conditioning and double glazed windows. A single car space and storage unit in the secure underground carpark provide you somewhere to store a vehicle which will likely rarely be used when living in this location. The rooftop gardens are undoubtedly a special feature of this complex where you can enjoy a vista unlike many in Canberra while cooking a BBQ or participating in the communal gardening group. Easily accessed from this apartment you will be sure to find yourself upon this rooftop enjoying an evening drink and sunset or helping yourself to fruit and herbs when cooking up culinary delights. Brilliant café and restaurant options, multiple leisure facilities and parkland at your doorstep, this is an excellent offering that is going to be appealing to both live in owners and investors alike. Do not miss your opportunity to inspect and secure your piece of paradise, enquire today to receive more information and register your interest. Currently tenanted at \$540 per week until the 4th February 2024. FEATURES: • Excellent & central location • High quality finishings throughout • Reputable development and desired complex • Rooftop communal gardens and BBQ area • Miele induction cooktop and dishwasher • Walk-in-robe • Balcony with indoor & outdoor capability • Single carpark with storage • Ducted reverse cycle heating and cooling Apartment Size: 57m<sup>2</sup> Year of Construction: 2017 EER: 6.0 Outgoings: General Rates: \$414 p/qtr (approx.) Land Tax (investors): \$494 p/qtr (approx.) Body Corp Levies: \$1,582 p/qtr (approx.) Disclaimer: The material and information contained within this marketing is for general information purposes only. Cream Residential Pty Ltd does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. We recommend all interested parties to make further enquiries and seek further advice. You should not rely upon this material as a basis for making any formal decisions.