

220/12 Provan Street, Campbell, ACT 2612

## Apartment For Sale

Wednesday, 19 June 2024



220/12 Provan Street, Campbell, ACT 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 70 m2

Type: Apartment



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**\$649,000+**

Discover modern living at its finest in Greenwich Park, a stunning complex offering this beautiful two bedroom, two bathroom apartment, perfect for owner-occupiers and investors alike. Situated on Level 2, this bright and airy residence boasts an open-plan layout with engineered Oak timber flooring in the living and kitchen areas. With 2.7m ceilings in the living room and bedrooms, the space feels expansive and inviting. The beautifully appointed kitchen features integrated Miele appliances, including an induction cooktop, wall-mounted oven, integrated dishwasher, and range hood. A Carrara 30mm marble benchtop and herringbone Carrara marble splashback and a matching fridge add a touch of elegance. Both bedrooms include built-in robes, while the bathrooms and ensuite are adorned with floor-to-ceiling tiles. Enjoy year-round comfort with ducted reverse-cycle heating and cooling, double glazing throughout, and roller blinds for privacy. The European laundry comes equipped with a washer/dryer combo for convenience. Step out onto your private west-facing balcony with floor-to-ceiling sliding doors, perfect for relaxing and entertaining. This apartment also includes two secure basement car spaces and a storage cage. Residents have access to exceptional communal facilities at Greenwich Park, such as rooftop gardens with breathtaking views and BBQ facilities, a ground-floor library, a private dining room, and a games room. The unbeatable location places you within walking distance of the City, Lake Burley Griffin, and Defence offices at Russell. Cafes, restaurants, and gyms are just steps away, making this apartment at Greenwich Park an ideal choice for a vibrant and convenient lifestyle. - Sold as vacant possession. Ready for you to move in and owner occupy ASAP. - Light filled, open plan living with floor to ceiling sliding doors to balcony - Engineered Oak timber flooring in the living and kitchen - 2.7m ceilings to living and bedrooms - Miele appliances including induction cooktop, wall mounted oven, integrated dishwasher and range hood - Matching fridge included - Carrara 30mm marble benchtop - Herringbone Carrara marble splashback - Built in robes to both bedrooms - Ducted reverse-cycle heating and cooling - Double glazed windows and sliding doors - Floor to ceiling tiles in bathroom and ensuite - European laundry with washer/dryer combo - Roller blinds - Intercom - Level 2 - Private balcony - Two secure basement car spaces with storage cage - Access to communal facilities - Including rooftop gardens with BBQ facilities, library, private dining room & games room - Location is hard to beat within walking distance to City, Lake Burley Griffin & Defence offices at Russell with cafes, restaurants and gyms at your doorstep. Greenwich park features: - Rubbish chute and recycling on each level - Video intercom & lift access - Pets welcome (subject to body corporate notification) - Parcel delivery lockers - Directly opposite the green and beautiful Hassett Park - On street parking - NBN - FTTP - On-site building manager. Living: 70m<sup>2</sup> Balcony: 7m<sup>2</sup> Total: 77m<sup>2</sup> Level: 2 Built: 2017 Developer: JW Land Builder: Chase Construction Strata Manager: Vantage Strata Total # of units in unit plan: 220 Rates: \$427pq Land Tax (If Tenanted): \$505pq Body Corp (Admin + Sinking fund): \$917pq (Paid half yearly)\* To receive the contract of sale, building report, and additional documents via email within just 10 minutes of your enquiry, please fill out the online request form. Be sure to check both your inbox and junk folder for prompt delivery, available 24/7.