

405/15 Provan Street, Campbell, ACT, 2612



Apartment For Sale

Thursday, 5 September 2024

405/15 Provan Street, Campbell, ACT, 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Belinda Riding
0437363124

Contemporary Scandi style apartment with winter garden balcony

Experience the perfect blend of style & functionality at Koben, Campbell 5, a Scandinavian-inspired residence designed for modern living.

This 4th-floor apartment offering a great sense of space & features engineered oak floors & floor to ceiling double-glazed windows, ensures comfort & tranquility.

The open-plan kitchen is equipped with premium Smeg appliances, a stone benchtop/breakfast bar, integrated dishwasher, induction cooktop & sleek modern cabinetry.

The entryway boasts a stylish closet & storage area, plus a bench that's perfect for sitting while you put on your shoes or just to take a break & contemplate why you have so many. :)

The oversized bedroom offers new carpet, built-in wardrobes & plenty of room for a desk & flows out onto the balcony.

Enjoy the versatility of a winter garden & an all-year-round entertaining space with lovely views towards Campbell & Hassett Park.

The apartment also includes a European laundry with washer/dryer combined & NBN connectivity for modern convenience.

Located in the heart of the Campbell 5 you'll have an abundance of café & dining options just steps away including Pizza, Mexican, Pasta & Japanese restaurants. The Peddlar & Kito Cafe are popular with the locals. The precinct is home to a physio, convenience store & health studio to name a few. With Hassett Park & Playground across the road, you will enjoy easy access to outdoor fun & Lake Burley Griffin is just a stone's throw away, offering a variety of recreational activities.

This residence offers the ultimate in style, comfort & location.

Features:

- Scandinavian inspired
- Open plan living space
- Downlights throughout
- Ducted heating & cooling
- Open plan kitchen with Smeg appliances
- Stone benchtops, breakfast bar, integrated dishwasher, induction cooktop & modern cabinetry with soft closing drawers.
- Innovative storage
- Engineered oak floors
- Double glazed windows
- Bedroom with built ins
- New carpet in bedroom
- Frameless shower screen & brushed brass tapware
- Winter garden, entertaining space that can be used all year round
- European laundry with washer/dryer combination
- NBN (National Broadband Network) enabled
- Security video intercom
- Secure car space & storage
- Outlook towards Campbell & Hassett Park & Playground
- Prime location in Campbell 5 precinct & minutes to the City, Lake Burley Griffin & Defence Offices
- Abundance of café & dining options
- 4th floor

Essentials:

Approximations

Living: 59m²

Winter garden: 9m²

Total: 68m²

Built: 2018

Rates: \$1,927 per annum

Strata: \$2,944 per annum inc. sinking fund

Land tax: \$2,416 per annum (Investors only)

Rental estimate: \$560 - \$570 per week

EER: 6