

**408/15 Provan Street, Campbell, ACT, 2612**

ARCHER

**Apartment For Sale**

Friday, 9 August 2024

408/15 Provan Street, Campbell, ACT, 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Superb One-Bedroom Apartment in the Heart of Campbell!

Discover the ultimate urban lifestyle with this exceptional one-bedroom, one-bathroom apartment. Situated in the vibrant heart of Campbell, the highly sought-after complex 'Koben' offers a prime location and unparalleled convenience and style for its residents.

Embracing its natural surroundings, this beautifully designed apartment captures abundant natural light, enhanced by the use of timber finishes and a neutral colour palette, creating a welcoming and serene atmosphere. The spacious, open-plan living and kitchen area provides the perfect setting for both relaxation and entertaining.

Just a short stroll to the CBD, Russell offices, local parks, and the picturesque foreshore of Lake Burley Griffin, you'll be at the center of it all. Enjoy the best of city living with a variety of amenities right at your doorstep, including a Japanese restaurant, a convenience store, a dry cleaner, a barber shop and the funky Purple Rain Cafe featuring live music and coffee. How good is that!

Features you'll love:

- Open plan living and kitchen area with seamless flow onto the enclosed balcony.
- A bedroom with floor-to-ceiling windows and a built-in robe.
- A stylish bathroom with high-quality fittings.
- A kitchen equipped with stone benchtops, stainless steel cooking appliances, and a dishwasher.
- Timber flooring throughout the kitchen and living area for a sleek, modern look.
- Ducted heating and cooling to ensure year-round comfort.
- One allocated car space with storage.

This is more than just a home, it's a lifestyle. Don't miss your chance to make this stunning one-bedroom apartment your own. Contact Fay today on 0450 600 369 to schedule a viewing!

Particulars:

Year built: December 2018

Living: 58m<sup>2</sup>

Balcony: 8m<sup>2</sup>

Strata: \$701.00 per quarter

Water: \$186.73 per quarter

Rates: \$476.99

Land Tax: \$599.27

EER: 6.0

### DISCLAIMER

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