

**517/12 Provan Street, Campbell, ACT, 2612**

**HOMEFINDERS**  
REAL ESTATE PTY LIMITED

**Apartment For Sale**

Friday, 11 October 2024

517/12 Provan Street, Campbell, ACT, 2612

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Julie Castrission

## Reluctant Sale as Owners move North!

Located on the fifth floor, this executive two-bedroom apartment is now available for sale. The apartment features high-quality finishes, modern facilities, and is in a prime location close to the CBD, offering an opportunity for comfortable and contemporary living.

The open plan design includes timber floors that lead to a covered balcony, perfect for entertaining.

The kitchen features quality Miele appliances, including a dishwasher and induction cooktop, as well as sleek white cabinetry, and a deluxe tiled splashback. The living area shares space with the kitchen and welcomes natural light through double-glazed glass sliding doors that lead to the balcony.

The master bedroom includes built-in robes, a private high window, and an ensuite with sophisticated floor-to-ceiling tiles and a marble vanity top. The second bedroom features a built-in robe and offers a view of the living room.

The main bathroom boasts a generous shower, a toilet, and high-end finishes similar to those in the ensuite, including a marble vanity top.

The apartment also includes a European laundry with a washer and dryer.

Beyond the apartment, an enviable lifestyle awaits, with proximity to Lake Burley Griffin, Kingston Foreshore, Russell Offices, Anzac Parade, local bus routes, and Canberra CBD, as well as an array of local shops and restaurants.

The apartment comes with undercover parking that provides 2 car spaces and a storage cage.

Don't miss the chance to experience the unmatched quality and elegance of this 2-bedroom apartment.

Apartment Floor Space: 70 m<sup>2</sup>

Balcony: 7 m<sup>2</sup>

Complex includes:

- Communal gardens - in the center of the complex
- Intercom access
- Lift access
- Communal Dining Room - this can be booked by residents
- Shared laundry - if required
- Games room
- Rooftop garden and BBQs