

G02/6 Getting Crescent, Campbell, ACT 2612



Apartment For Sale

Thursday, 1 February 2024

G02/6 Getting Crescent, Campbell, ACT 2612

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



Rod Meates

Offers above \$1,750,000

3 - 4 BED PLUS SECURE DOUBLE GARAGE AND LARGE COURTYARD Set within the exclusive Signature Collection of only 12 luxuriously appointed apartments fronting a peaceful, leafy street and in a prized location, this ground floor courtyard home is the ideal downsizing option. Offering standout quality and generous proportions with approximately 150sqm of living space and 2.7m high ceilings, the floor plan is designed to create a seamless flow through the generously sized tiled living areas and central kitchen. The chef's kitchen boasts an array of quality Bosch appliances including twin ovens, microwave, fully integrated dishwasher and induction cooktop. A beautiful stone benchtop with undermount sink features a waterfall edge and provides an elegant workspace for meal preparation. There is also a walk-in pantry in addition to the ample storage provided. A separate media room off the living area with built-in shelving could also function well as a study or fourth bedroom. The light-filled living areas adjoin a generous north facing courtyard through sliding glass doors giving access to a covered area for alfresco dining. The generous courtyard is perfect for entertaining or keeping a pet and allows direct access to the street through your own gate. The segregated main bedroom wing has a walk-in robe and large luxuriously appointed ensuite boasting a full size bath, dual shower heads, double basins, underfloor heating, heated towel rail and sensor lighting. Two further bedrooms with attractive built-in mirror robes, wool carpet and privacy screens are situated adjacent to the second bathroom and separate laundry which has a side by side Bosch washer and heat pump dryer. Only recently completed, this Hindmarsh development designed by Cox Architecture is sited separately at the rear of the Seventy One Building and faces north onto Getting Crescent. A large private two car garage with its own EV charging station and remote-controlled roller door is provided in the secure basement. Lift access is nearby your garage, taking you directly to your lobby which is shared by only one other apartment. Signature is close to all that Campbell has to offer, yet in a quiet and private location. The Campbell apartment precinct has developed a village atmosphere served by great restaurants, cafes, gyms and specialty shops, the award winning Hassett Park, and is only a short walk to the lake under Parkes Way. Civic, Parliamentary Triangle and the airport are within easy reach. This is an outstanding opportunity to secure a very special apartment in a highly sought after location.

Strata Levies \$5413.10 pa Rates \$3093.43 pa Features 150m² (approx) Living and 47m² Courtyard 3 Bed + Media | 2 Bath | 2 Car Garage + Tesla EV charging station Private lobby shared with only one neighbour Tiled living area, 2700mm high ceilings Full height double glazed doors to living area Double glazed windows throughout Ducted heating and cooling to living areas and bedrooms Getting Crescent address with leafy outlook Flexible living options with a separate media room or fourth bedroom Blockout blinds and attractive sheer curtains throughout North facing aspect with north facing courtyard and street access Main bedroom with large walk in robe Ensuite including large bath and separate shower with dual shower heads Sensor LED feature lights to mirrored cabinet Separately metered electric hot water system Large sized bedrooms with built in wardrobes Stone benchtops with waterfall edge, quality 2 pac joinery and walk in pantry with custom pullout shelving Bosch appliances - two ovens, microwave, induction cooktop and fully integrated dishwasher, ducted rangehood Separate laundry with overhead storage Side by side Bosch washing machine and Bosch heat pump dryer included Large private garage with ample storage and automatic roller door Secure visitor parking in secure basement Short stroll to C5 precinct with its cafes, restaurants and award winning park Lake Burleigh Griffin close by with safe pedestrian access