

G04/6 Provan Street, Campbell, ACT 2612

CARTER + CO

Unit For Sale

Tuesday, 19 September 2023

G04/6 Provan Street, Campbell, ACT 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 101 m2

Type: Unit



James Carter And Nik Brozinic
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Keeley Gillespie
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Offers over \$719,000

The features you want to know!+ Spacious two-bedroom ground floor apartment+ Lockable courtyard access+ Engineered oak timber floors+ 30mm Carrara marble benchtops+ Herringbone marble splashback+ Miele appliances including induction cooktop and oven+ Breakfast bar+ Spacious bathrooms with floor-to-ceiling 600 x 300 marble tiles+ European laundry+ Double glazed windows+ LED lighting+ Intercom system+ NBN FTTP+ USB powerpoints in bedrooms+ Additional data points in living room, along with hidden cord data points+ Storage cage in basement+ Parcel lockers available for free resident use+ Communal herb and vegetable garden+ Exclusive library, dining room, games room, rooftop gardens and BBQ area for residents+ Greenwich is a community with a variety of social groups on offer including a woodworking workshop, gardening group and book club

Why you want to live here!As soon as you step into this exceptional two-bedroom apartment from your private courtyard, you'll be greeted by a sense of warmth and sophistication. The first thing that captures your attention is the rich, engineered oak timber floors that gracefully extend throughout the kitchen and living areas, highlighting the high-quality finishes Greenwich is known for. At the heart of the floorplan is the gourmet kitchen, which seamlessly combines form and function. Adorned with 30mm Carrara marble benchtops, a herringbone marble splashback, and elegant Miele appliances, a delightful blend of luxury and practicality is achieved. Accommodation is two sizeable bedrooms, both with built-in robes. The master retreat also boasts direct access to your private courtyard, perfect for enjoying morning coffee or evening relaxation. Greenwich isn't just a building; it's a haven of luxurious living that offers a vibrant community experience. Nestled within its walls, you'll discover a wealth of communal features designed to enhance your daily life and foster connections, including a resident's library and communal dining room. The C5 Precinct offers an abundance of retail, dining and leisure options at your doorstep. Positioned within close proximity to Canberra Airport, walking distance to the city and main arterial roads, the location really is unbeatable. With the potential to yield high rental returns, this is also a great opportunity for the astute investor.

The stats you need to know!+ Unit: G04 (also known as 54)+ Block: 1+ Section: 130 + EER: 6 stars+ Internal Living: 77m2 (approx.)+ External: 24m2 (approx.)+ Rates: \$1,710.31 per annum (approx.)+ Land Tax: \$1,999.25 per annum (approx.) *only payable if rented+ Strata: \$3,779.50 per annum (approx.)+ Heating and cooling: Ducted reverse cycle+ Rental Appraisal: \$700 - \$750 per week (approx.)+ Car: Two secure basement car spaces