

514/12 Provan Street, Campbell, ACT, 2612



Unit For Sale

Friday, 20 September 2024

514/12 Provan Street, Campbell, ACT, 2612

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Unit



Alexander Smout
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Executive Three-Bedroom Apartment Hosting Uninterrupted Mountain Views

The award winning 'GREENWICH' is located in the prestigious up and coming Campbell 5 precinct. Positioned adjacent from gorgeous parkland and just a short elevator ride down to local cafes, boutiques and a range of services. This exquisite three bedroom, two bathroom apartment seamlessly blends form and functionality to create an unmatched living space.

Upon entering, the home immediately conveys a sense of spaciousness with an open hallway equipped with ample storage. Gliding down the hallway you are greeted in your kitchen, living and dining room flooded with an abundance of natural light. Exuding modernity, the kitchen is adorned with top-of-the-line fittings, features and quality stainless steel appliances. The living/dining area is generous in size and proves the perfect opportunity for indoor and outdoor living spaces, with large sliding doors opening to a spacious balcony offering captivating views of Canberra's distant landscapes.

Bedroom accommodation is made convenient and family friendly with three-bedrooms spread across the apartment. The master suite feels segregated, offering a sensational en-suite fitted, a walk-through robe and private access to the balcony offering spectacular views. The remaining two rooms are filled with natural light and offer built-in robes. A generous sized bathroom accommodates for the rest of the home and when entertaining.

Strategically located, 'GREENWICH' places you mere moments away from Campbell's finest local cafes, five star restaurants, fitness facilities and health and wellbeing clinics. For those seeking world-class shopping, dining, and cultural experiences, the City and Braddon are within a convenient 2km radius and or 5 minute drive.

- * Luxury apartment in 'GREENWICH'
- * 103sqm of internal living and a 15sqm balcony
- * Three bedrooms, two bathrooms, two car spaces
- * Immaculate kitchen, inclusive of Miele appliances complimented by marble benchtops and splashback
- * Primary bedroom, inclusive of a walk-through robe, a remarkable ensuite, and access to the balcony
- * Two other bedrooms inclusive of build-in robes
- * MBA Award Winning Project 2018 constructed by Chase Construction
- * Adjacent to parkland
- * Uninterrupted views of mountains, Lake Burley Griffin and the Parliament house
- * Double glazed throughout
- * Reverse cycle heating/cooling

Strata: \$1,582pq (approx.)

Rates: \$2,026pa (approx.)

Land Tax: \$2.562pa (approx.)

EER: 6.0

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