

**35/1 Provan Street, Campbell, ACT, 2612**



**Apartment For Sale**

Thursday, 9 January 2025

35/1 Provan Street, Campbell, ACT, 2612

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**

## Parisian inspired with the lifestyle to match.

### What you see:

A location that's hard to beat right on the doorstep of the city's government and professional precincts, making the morning commute a breeze. Impeccable interiors, high ceilings and an uncompromised sense of space are the hallmarks of a Saint Germain apartment. Sunday brunch on the balcony and morning lake walks have never looked so good.

### What we see:

All of the above.

### See more:

First floor apartment in the Saint Germain Complex

Automated wheel chair access to main entrance

Gourmet kitchen with 2.4m marble topped island bench, double sink, marble splashback and ample cupboard space

Miele appliances include induction cooktop, steam oven, integrated dishwasher and rangehood

Soft close kitchen drawers

Open plan living and dining with floor to ceiling sliding doors with two sets of blackout blinds and direct access to balcony

Master bedroom with built in wardrobes, shoe wall, ceiling fan and a marble tiled en-suite

Two additional bedrooms with large mirrored built-in robes & ceiling fans

Bedrooms incorporate USB charging power points

Main bathroom with marble vanity benchtops

Engineered herringbone timber and carpeted flooring throughout

Ducted reverse cycle heating and cooling

Separate spacious laundry with ample bench space

Double glazed windows

Linen cupboard with ample storage

Video intercom system with security and alarm system

Two side by side secure basement car spaces with an oversized storage cage

Automatic opening doors to basement

Two electric car charge stations

NBN connected

One of a kind floorplan within the building with no shared wall

Complex amenities feature a common room & communal herb garden

Balcony facing parkland

Within 2 minutes' walk to Campbell's restaurant precinct

Within 3 minutes' drive to Mount Ainslie

Within 5 minutes' walk to Lake Burley Griffin

Within 4 minutes' drive to Campbell Primary School

Within 5 minutes' drive to 15 minutes' walk to Canberra CBD

Within 8 minutes' drive to ANU

Within 10 minutes' drive to Parliament House

Living: 141 m<sup>2</sup> (approx.)

Balcony: 26 m<sup>2</sup> (approx.)

Built: 2017

EER: 6.0

Rates: \$808 p.q (approx.)

Strata: \$1900 p.q (approx.)

Land Tax: \$1109 p.q (approx.) (only applicable for investors)

Rental Appraisal: \$1000 - \$1150 p.w.

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