

508/15 Provan Street, Campbell, ACT, 2612

LUTON

Apartment For Sale

Wednesday, 15 January 2025

508/15 Provan Street, Campbell, ACT, 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Justine Burke
0261780200

Top Floor Apartment in the Heart of Campbell

Positioned in one of the most central locations Canberra has to offer, this stylish one bedroom apartment is located on the fifth floor of the sought-after Koben complex. Featuring a fresh, modern interior with wide oak floorboards, incorporating a sleek kitchen with a suite of premium SMEG appliances and a designer bathroom with beautiful Herringbone tiling.

Open concept living, with excellent storage upon entry and an inviting, tiled balcony at the other end only add to the appeal of this well-presented apartment.

Situated in the coveted Campbell 5 precinct, this residence provides easy access to the city, Lake Burley Griffin, and a variety of restaurants, cafes, shops and gyms. Enjoy the best of urban living, just minutes from major parks and lifestyle amenities.

Features:

- Top floor apartment in the Koben development
- Open-plan living
- Tiled balcony with views to Mt Ainslie
- Well-equipped kitchen with Smeg appliances
- Generous bedroom with built-in wardrobes
- Stylish bathroom
- Ducted reverse cycle heating and cooling
- Single basement carpark plus storage cage
- Walking distance everything the Campbell 5 precinct has to offer
- Walking distance to the Lake
- Close proximity to the City, Braddon and Mt Ainslie
- Rental appraisal of \$600 to \$630 per week UNFURNISHED and \$650 to \$680 per week FURNISHED

EER: 6

Living Size: 57m² (approx.)

Body Corporate: \$2,944 pa (approx.)

Land Rates: \$1,927.34 p.a (approx.)

Land Tax: \$2,435.64 p.a (only applies if rented)

Please note that while all care has been taken regarding information and marketing information compiled for this sale advertisement, Luton Properties does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective buyers to rely on their own investigation and in-person inspections to ensure this property meets their individual needs.