



Campbell, 105/15 Provan Street

Koben Comfort, Campbell Convenience

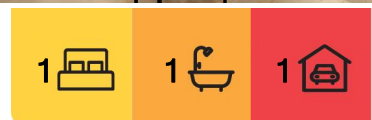
Positioned within the highly sought-after Koben Complex in the vibrant Campbell 5 precinct, this spacious one-bedroom apartment delivers the perfect balance of style, comfort, and convenience.

Step inside to discover a light-filled open-plan layout, where modern design and premium finishes create a sophisticated yet inviting atmosphere. At the heart of the home, the sleek kitchen is equipped with a suite of high-end appliances, a large island bench, and ample storage, making cooking and entertaining effortless.

The spacious living area flows seamlessly through sliding doors to a versatile wintergarden, a perfect extension of your living space that can be enjoyed year-round—whether you're relaxing in the sunshine or entertaining guests. With a prime position capturing the morning sun and reflected afternoon light, the apartment is beautifully illuminated throughout the day.



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
Offers Over \$495,000

View
ljhooker.com.au/1HKMF4F92

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EER ★★★★★★

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The generous bedroom features a built-in robe and balcony access, offering a peaceful retreat, while the bathroom is thoughtfully designed with ample storage and a modern aesthetic.

Ducted reverse-cycle air conditioning ensures comfort in every season, while a European laundry and abundant storage enhance everyday practicality. Secure basement parking provides peace of mind, completing this exceptional offering. Additionally, the apartment is NBN-ready with fibre-to-the-premises connectivity, ensuring high-speed internet access.

Enjoy an enviable lifestyle with easy access to the city, Lake Burley Griffin, and an array of restaurants, cafés, shops, and gyms. With Hassett Park just moments away, you'll have the perfect green space for relaxation or recreation.

Set in one of Canberra's most desirable locations, this stunning apartment offers the ultimate in modern urban living.

At a glance

- Spacious 1-bedroom apartment
- Light-filled open plan living
- Sleek kitchen with premium appliances and large island bench
- Versatile wintergarden for year-round comfort
- Generous bedroom with built-in-robe and balcony access
- Stylish bathroom with ample storage
- Ducted reverse-cycle air conditioning
- European laundry
- FTTP NBN
- Secure basement parking
- Set in the sought-after Campbell 5 precinct
- Prime location just minutes from Canberra's CBD
- Easy access to Lake Burley Griffin, Mt Ainslie, and a variety of scenic nature walks and parks
- A short distance from cultural landmarks such as the Parliamentary Triangle, Anzac Parade, and the Australian War Memorial

More About this Property

Property ID	1HKMF4F92
Property Type	Apartment
House Size	58 m2
EER	6

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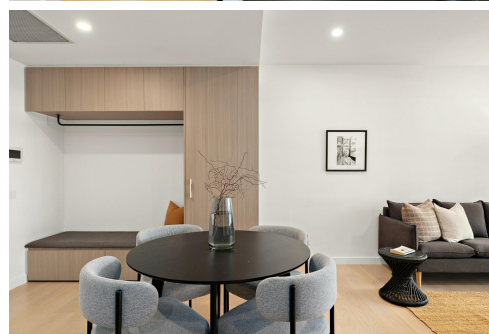
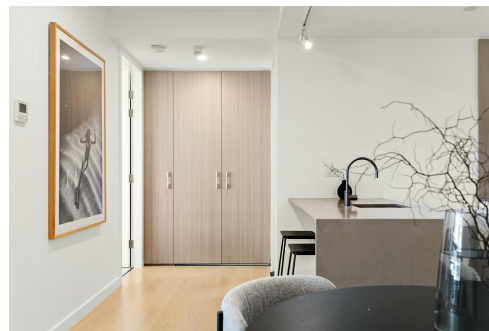
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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