



311/6 Provan Street, Campbell

Breezy, Beautiful & Brilliantly Located

Stephen Bunday | 0416 014 431
• Ryan-Hicks | 0424 042 419

Situated within the highly sought-after Greenwich Park Complex in the vibrant Campbell 5 precinct, this spacious two-bedroom apartment delivers the perfect balance of style, comfort, and convenience.

Step inside to discover a thoughtfully designed open-plan layout, where modern design and premium finishes create a sophisticated and inviting atmosphere. The spacious kitchen takes centre stage, featuring abundant storage, ample bench space, and a breakfast bar overlooking the dining and living area.

The living area flows seamlessly through sliding doors into a versatile wintergarden, enclosed with bi-fold windows that invite the summer breeze in while offering year-round usability, whether you're enjoying a quiet morning coffee or hosting friends in the evening.

Both bedrooms are generous in size, with built-in robes and easy access to two modern bathrooms. The apartment also includes ducted reverse-cycle air conditioning, ensuring comfort in every season, and a European laundry for added convenience. Secure

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FOR SALE
Offers Over \$650,000

AGENTS

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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.

 **LJ Hooker**

basement parking provides peace of mind, completing this exceptional offering.

With a location just moments from Lake Burley Griffin, Mt Ainslie, and Canberra's cultural landmarks, this apartment delivers an exceptional lifestyle in one of the city's most desirable neighbourhoods.

At a glance

- Light-filled open plan living
- Stylish and spacious kitchen with large island bench
- Versatile wintergarden for year-round comfort
- Generous bedrooms with built-in-robos
- Ducted reverse-cycle air conditioning
- European laundry
- 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 DETAILS

Property ID	1HKMVYF92
Property Type	Apartment
House Size	69 m2
EER	6

Stephen Bunday 0416 014 431

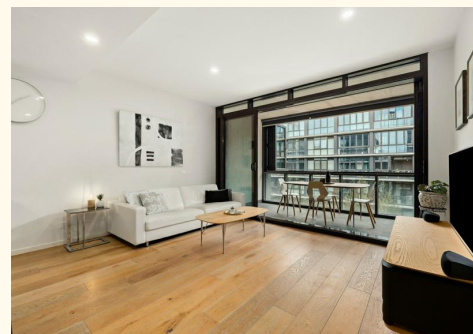
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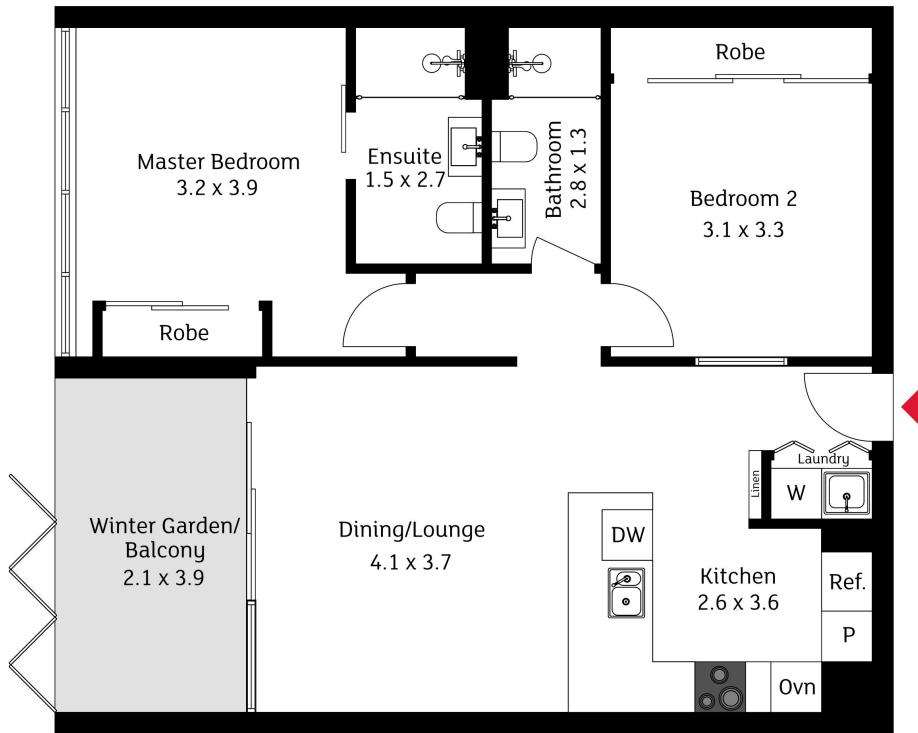
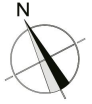
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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