



LJ Hooker
Manuka



Campbell, 419/1 Kalma Way

Panoramic Views Meet Prestige Living

Aspect: North West | Fourth floor | Internal: 147m² | Balcony: 23m² + 4m²

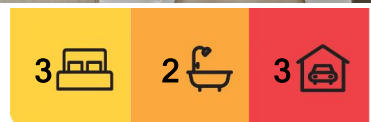
Nestled in the prestigious 'Koben' development, this exceptional residence offers an unparalleled living experience with breathtaking views of Mount Ainslie as your constant companion. From the moment you cross the threshold, you'll be captivated by the seamless blend of luxury and functionality that defines this extraordinary home.

Step into a world where inspiration flows as freely as the abundant natural light that bathes the interior. The thoughtfully designed open-plan layout showcases expansive panoramic windows, beautifully complemented by elegant wooden floors. This harmonious combination not only maximizes the stunning Northerly aspect but also creates an enviable atmosphere that begs to be shared with friends and family.

At the heart of this home lies an impressive entertaining space that redefines apartment



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
\$1,370,000 - \$1,490,000

View
ljhooker.com.au/1TQEFMF

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EER ★★★★★★

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living. The generously proportioned area effortlessly accommodates both a spacious living/lounge area and a formal dining setting, ensuring ample room for gatherings of all sizes. The piece de resistance is the immaculate entertainer's kitchen, where culinary creativity knows no bounds. A stunning stone-top island bench serves as the focal point, offering abundant workspace for the home chef to craft delectable meals while basking in the inspiring panorama.

The kitchen is a true masterpiece, boasting top-of-the-line SMEG appliances, meticulously crafted cabinetry, and a striking glass splashback that adds a touch of modern sophistication. Storage solutions abound, ensuring that every culinary tool has its place. The seamless flow between the living spaces and the expansive undercover balcony creates the perfect setting for afternoon cocktails or alfresco dining, elevating your entertaining game to new heights.

Retreat to the main suite, a sanctuary of comfort and style. With private access to the balcony, this oasis allows you to wake up to panoramic views that set the tone for each day. A full-length built-in robe provides ample storage, while the chic ensuite bathroom epitomizes luxury living. Two additional large bedrooms, each with built-in robes, offer versatility - one easily convertible into a sophisticated home office. These rooms share access to the main bathroom, which mirrors the ensuite's stylish design and includes the added indulgence of a full-size bathtub.

Thoughtful touches throughout the home elevate the living experience. A separate toilet adds convenience, while the large internal laundry ensures practicality doesn't compromise style. The clever formal entry sets the tone for what lies beyond - an inspiring central abode that is truly the pinnacle of both presentation and position.

Location is paramount, and this property delivers in spades. Situated in the burgeoning hub of Campbell, you'll enjoy the perfect balance of convenience and serenity. Mere moments from Russell Offices and the lake, and just minutes from Canberra City, Kingston, and Manuka, this thriving pocket offers a rare blend of accessibility and tranquility that is increasingly sought-after.

Features:

- *3 bedrooms + Study, 2.5 bathrooms, 3 secure parking spaces
- *Open plan living/dining with large undercover balcony
- *Stunning Mt Ainslie views and northerly aspect
- *Gourmet kitchen: stone island bench, SMEG appliances
- *Master suite with balcony access, ensuite, and built-ins
- *Ducted reverse-cycle air conditioning
- *High ceilings, timber floors, double-glazed windows
- *Internal laundry and 2 secure storage spaces

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.



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More About this Property

Property ID	1TQEFMF
Property Type	Apartment
House Size	147 m2
EER	6
Including	Ducted Cooling Ducted Heating Intercom Balcony Dishwasher Floorboards Built-in-Robes

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Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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