




608/1 Kalma Way, Campbell

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Luxury Living Above It All

Commanding a premier top floor position within the highly coveted Koben development, this exceptional residence delivers an extraordinary standard of luxury, scale, and lifestyle in one of Canberra's most prestigious inner-city enclaves.

Spanning an impressive 114sqm of sophisticated internal and external living, Residence 608 has been meticulously designed to combine timeless elegance with effortless functionality. Bathed in natural light through expansive double glazed floor to ceiling windows and sliding doors, the apartment showcases beautifully curated interiors, generous proportions, and breathtaking elevated views across Lake Burley Griffin toward Black Mountain and Canberra's iconic national landmarks.

At the heart of the residence, the expansive open-plan living and dining domain exudes understated sophistication. Engineered timber flooring, high ceilings, and seamless indoor-outdoor integration create an atmosphere of refined luxury, while the oversized terrace extends the living experience outdoors in spectacular fashion. Rare in both scale and outlook, this exceptional alfresco space has been designed for grand entertaining and intimate evenings alike, offering sweeping leaf and water views that transform beautifully from day to night.

FOR SALE
\$895,000+

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**

The designer style kitchen has been crafted to satisfy both aesthetic and practical demands, appointed with premium Smeg appliances, an induction cooktop, integrated dishwasher, custom joinery, and an oversized stone island bench that anchors the space with elegance and functionality. Abundant storage and extensive preparation space ensure the kitchen performs as beautifully as it presents.

Thoughtfully designed for privacy and comfort, the two generous bedrooms are positioned on opposite sides of the apartment, creating excellent separation for residents and guests alike. Both bedrooms feature built-in robes and plush wool carpeting, while the luxurious bathrooms evoke a boutique hotel ambience with floor-to-ceiling tiling, striking herringbone and copper feature detailing, heated flooring, heated towel rails, rain showers, and a freestanding bathtub to the main bathroom.

Adding further distinction is the inclusion of a rare oversized internal laundry an exceptional feature seldom found within the Koben complex alongside premium conveniences including ducted reverse-cycle climate control, electric remote-operated block-out blinds, LED lighting, NBN connectivity, audio-visual intercom security, and instantaneous hot water.

The residence also includes two secure side-by-side car spaces positioned conveniently beside the lift, a dedicated enclosed storage cage, and direct access to the beautifully landscaped central gardens and vibrant dining precinct below.

Perfectly positioned within the sought-after suburb of Campbell, residents enjoy immediate access to boutique cafés, acclaimed restaurants, wellness amenities, and the unrivalled lifestyle offerings surrounding Lake Burley Griffin. The Parliamentary Triangle, Canberra CBD, Braddon, Kingston, Manuka, the Australian National University, and Canberra Airport are all moments away, placing the very best of the capital at your doorstep.

Whether seeking an executive residence, a luxurious downsizer, or a blue-chip investment within one of Canberra's most tightly held developments, this remarkable top-floor apartment represents a rare and prestigious offering.

Features

- Premier top-floor residence within the prestigious Koben development
- Sweeping views across Lake Burley Griffin, Black Mountain, and Canberra landmarks
- Expansive 114sqm floorplan with exceptional indoor-outdoor living
- Oversized tiled terrace ideal for entertaining and alfresco dining
- Two spacious bedrooms with excellent separation and built-in robes
- Two luxurious bathrooms with heated floors and heated towel rails
- Bathtub and rain-head shower to the main bathroom
- Designer kitchen with premium Smeg appliances and oversized stone island
- Engineered timber flooring and premium wool carpets
- High ceilings and abundant natural light throughout
- Double-glazed floor-to-ceiling windows and sliding doors
- Ducted reverse-cycle heating and cooling
- Electric remote-operated block-out blinds
- Rare oversized internal laundry with washer/dryer
- Two secure side-by-side car spaces adjacent to the lift
- Enclosed storage cage
- Audio-visual intercom and secure access
- Landscaped central gardens with restaurants and lifestyle amenity

Property Details

- Year Built: 2018
- Total Size: Approx. 114sqm
- Living: Approx. 89sqm
- Terrace: Approx. 25sqm
- EER: 4.5
- Body Corporate: \$1,116 p.q (Approx)
- Rates \$2,600 p.a (Approx.)

An extraordinary residence defined by luxury, scale, and a truly unrivalled position at the pinnacle of one of Canberra's most desirable developments.

Disclaimer:

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Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.

MORE DETAILS

Property ID	2FNXFHK
Property Type	Apartment
EER	4.5

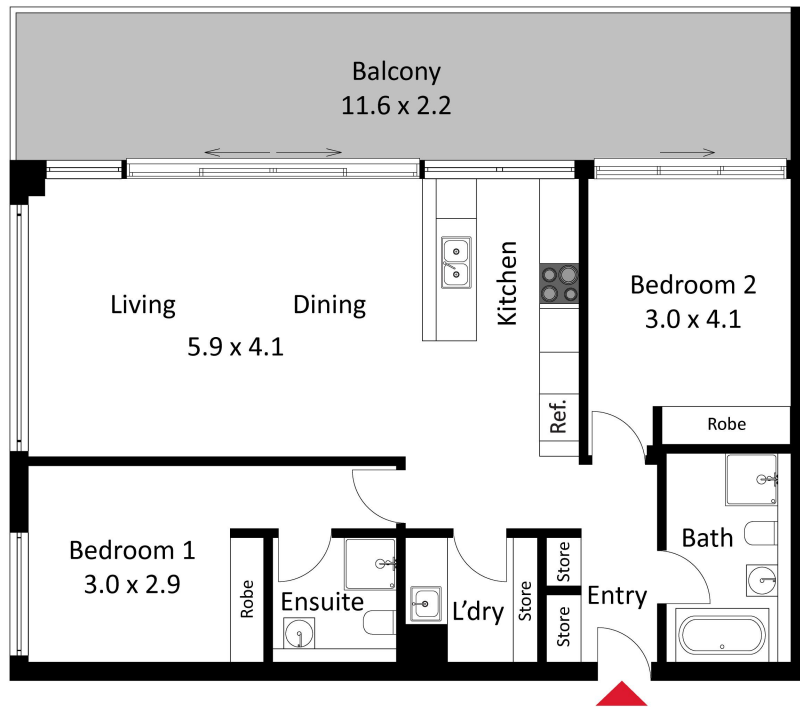
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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