



502/15 Provan Street, Campbell

Luxury, Lifestyle & Unmatched Liveability in the Heart of Campbell!

Perched on the top floor and perfectly positioned to capture uninterrupted, north-facing views across Mt Ainslie and the treetops of the inner north, this extraordinary three-bedroom luxury residence sets a new benchmark for premium unit living in Campbell. Bathed in natural light from its expansive windows and thoughtfully crafted with the highest of finishes, this home delivers the ultimate blend of space, style and sophistication.

From the moment you step inside, you're welcomed by a beautifully designed breakout entry - the perfect space to sit, remove your shoes, and transition into the comfort of home. An inbuilt coat rack and extensive storage throughout ensure every detail is not only elegant but functional.

At the heart of the residence is an impressive open-plan dining, kitchen, and living zone. The kitchen, purchased off the plan with an extended island bench for maximum work and entertaining space, features premium appliances and superb craftsmanship. Flowing seamlessly to the spacious lounge and out to your private 21m²

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FOR SALE

Price Guide \$1,400,000+

AGENTS

Lukas Cole

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AGENCY

LJ Hooker Kaleen

(02) 6241 1922

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**

balcony, this is a home designed for effortless relaxation and refined entertaining.

All three bedrooms are generously sized with built-in robes, while the master suite is a true sanctuary - complete with a stunning private ensuite featuring dual vanities, in-floor heating, premium finishes, and direct access to the balcony through sliding doors. Wake up each morning to fresh air, breathtaking views and beautiful northern light.

The main bathroom mirrors this same level of luxury - oversized, beautifully appointed and finished with in-floor heating and a double vanity with twin taps.

Comfort is elevated even further with reverse-cycle heating and cooling throughout, fully automated double roller blinds, and an abundance of storage rarely seen in apartment living.

A standout inclusion - and a true rarity in the unit market - is the allocation of three side-by-side car spaces, accompanied by three storage cages. This is convenience and exclusivity on a level very few homes can offer.

The Campbell Lifestyle

Located in one of Canberra's most coveted suburbs, this residence places you footsteps from everything that defines exceptional urban living. Enjoy the vibrant offerings of Campbell 5, lakefront walking paths, acclaimed restaurants and cafés, the Russell and Barton precincts, and instant access to the CBD. Campbell's peaceful, leafy streets, proximity to the Parliamentary Triangle, and unbeatable access to Mt Ainslie's trails make it a truly elite location combining convenience, nature and lifestyle like nowhere else.

Please give Lukas Cole a call on 0432 289 618 for further information or to book a private inspection.

Features:

- Three large bedrooms
- Reverse cycle heating/cooling
- Bathroom inslab heating
- Dual vanities
- Heated towel rails
- Bus stop at the entry to the City & Airport
- Three side by side car spots right next to the elevator
- Three storage cages
- Location
- Large kitchen
- Induction cooktop
- Automatic double roller blinds
- Lots of storage
- Large balcony
- Ceiling fans throughout whole unit including bedrooms

EER: 6.0

Rates: \$2,828.70 pa approx

Land Tax: \$3,604.23 pa approx

Body Corporate: \$5,513.80 pa approx

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EER 

MORE DETAILS

Property ID 2GXTF9Q
Property Type Unit
Land Area 4256 m2
EER 6

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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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