

**1/20 Campbell Street, Ainslie, ACT 2602**



**Townhouse For Sale**

Saturday, 18 November 2023

1/20 Campbell Street, Ainslie, ACT 2602

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 122 m2**

**Type: Townhouse**



Stephen Bunday  
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Brenden Mowat  
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## **Auction 09/12/2023**

Auction Location: On Site This thoughtfully designed, 2-storey townhouse will accommodate your evolving lifestyle and offers the perfect home to grow into or downsize to. Built with your future in mind, the main bedroom, (complete with built-in-robe and ensuite), is set on the ground floor and there is an abundance of modern conveniences for an easy-care lifestyle. Approaching the property, you're welcomed by a fenced, travertine-paved courtyard, setting the tone of sophistication to come. Inside, you will discover a meticulously presented home spread across 122sqm of living space. You will first notice the luminous, open-plan living area that seamlessly extends through French doors to a charming, low deck with vergola. The lush and private courtyard, basking in a wonderful northerly aspect, creates a calming escape. The generously sized kitchen is well-appointed, offering plenty of storage and Smeg appliances. There is a renovated laundry on the ground floor, as well as a separate toilet for added convenience. Upstairs you will locate two generous bedrooms with built-in-robos, and the main bathroom. LED downlights illuminate the space while ducted evaporative cooling (upstairs) and ducted gas heating ensure a pleasant environment year-round. There is also a double attached garage with an automatic door and internal access, a coveted addition. Nestled within a self-managed boutique complex of just four townhouses, this gem comes without traditional body corporate fees. Instead, you will contribute a share for insurance and water usage. Situated at the city end of Ainslie, within a leisurely stroll of the CBD, Braddon, Mt Ainslie Nature Reserve, the iconic Ainslie shops, and picturesque Corroboree Park, you will enjoy an enviable lifestyle for years to come. At a glance;- Ducted gas heating- Ducted evaporative cooling (upstairs)- Double garage with internal access and one automatic door (34sqm)- In-ground watering system- North facing, covered deck with automatic vergola- Fully landscaped, easy care gardens - Separate laundry- Separate toilet downstairs (three in total)- Self-managed complex of only four townhouses- 1-minute to drive to Ainslie shops - 3-minute drive to Canberra CBD - Close proximity to Mt Ainslie Nature Reserve- In the catchment for Ainslie Primary School, Campbell High School and Dickson College