

**1/28 Chauvel Street, Campbell, ACT 2612**

**VERV**

**Sold Townhouse**

Saturday, 4 November 2023

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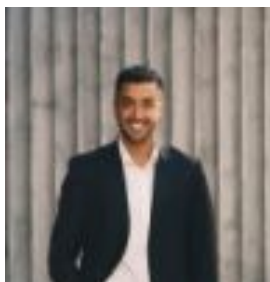
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 194 m2**

**Type: Townhouse**



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## Contact agent

This breathtaking and architecturally designed townhouse is welcomed to the market in the exclusive "Sage" complex in Campbell. Positioned in a premium location directly opposite open green space, this superb north facing townhouse is something truly gorgeous. A superb ambience and elegant sophistication is apparent, as you enter the property you are greeted with high voided ceilings, gorgeous timber floors and a light-colored interior, providing a sense of space and openness. Number 1 has been carefully designed to offer three generous bedrooms with the master bedroom located on the ground floor with walk-in-robe and designer ensuite finished with custom double vanity. The gorgeous open plan living area is beautiful with high expansive windows and facing north, bathing in natural sunlight throughout the day. The stunning designer kitchen offers 40mm stone benchtops, waterfall edges, undermount sink, tiled splash back, soft close drawers, fully integrated fridge/freezer and dishwasher with beautifully crafted custom cabinetry and joinery. For those future proofing their purchase the home was designed to accommodate a private lift and those spaces are currently utilized as storage. The home offers two spectacular outdoor entertaining areas that include a generous north facing 43m<sup>2</sup> enclosed front courtyard and an enormous 73m<sup>2</sup> enclosed rear courtyard with covered paved alfresco area. For those after a space that could accommodate a small pet the rear courtyard is perfect whilst you can entertain friends and family in the front courtyard. The townhouse is currently rented at \$1200 per week and the lease ends 24th Jan 2024. The tenant is happy to discuss staying on longer. Features Include:

- North facing corner townhouse
- Breathtaking architectural design
- Opposite open green space
- Double glazed windows and doors
- Engineered timber flooring throughout
- Stunning voided ceiling entry with expansive windows
- Three generous bedrooms (master on ground floor)
- Two full bathrooms (main & ensuite) - in-slab heating in both
- Powder room downstairs for guests
- Double garage with internal access, automatic door and ample storage
- Master bedroom with walk-in-robe and ensuite and access to rear courtyard (ground floor)
- Stunning designer ensuite with custom wall-hung double vanity & tiled splash back
- Spectacular kitchen with 40mm reconstituted stone benchtops, waterfall edges, undermount sink, tiled splash back, soft closer drawers, fully integrated fridge/freezer and fully integrated dishwasher, under bench seating, custom joinery and cabinetry and walk-in-pantry
- Quality appliances; 900mm Ariston Oven, 900mm Cooktop, 900mm Rangehood & Fully integrated dishwasher
- Main bathroom with custom wall-hung double vanity, tiled splash back and bathtub
- Gorgeous open plan family/dining room, north-facing
- Two generous outdoor entertaining spaces (front & rear)
- Huge North Facing 43m<sup>2</sup> enclosed paved courtyard (front)
- Enormous 73m<sup>2</sup> rear enclosed courtyard with lawn area, perfect for small pets (rear)
- Covered paved alfresco perfect for entertaining friends and family
- Bedroom 2 with access to private balcony with stunning views and north facing
- Voided space for elevator to be installed (currently utilized as storage rooms)
- Ducted heating and cooling throughout - 2 zones
- Quality wool carpets to all bedrooms
- Laundry with custom cabinetry and joinery
- Ample storage options throughout the home
- Security system
- Stunning high ceilings
- Sheer curtains and roller
- Short walk to local Campbell Shops only metres away
- Close to schools, shops and public transports

Living: 194m<sup>2</sup> approx. Basement: 68m<sup>2</sup> approx. Front Courtyard: 43m<sup>2</sup> approx. Rear Courtyard: 73m<sup>2</sup> approx.