

11 Rankin Street, Campbell, ACT 2612



House For Sale

Saturday, 18 November 2023

11 Rankin Street, Campbell, ACT 2612

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 633 m2

Type: House



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\$1,550,000+

This charming 3 bedroom, 1 bathroom home with a spacious 1 car garage is your ticket to a perfect blend of location, comfort and convenience. The home offers a generous enclosed rear yard, plus covered patio providing a relaxing place to enjoy a cuppa and supervise the kids. A swimming pool may be an option here for you as well, there is certainly room for one. Located a short stroll to the park and playground at the end of the street for the young ones., Ideal to walk your pets and enjoy a meal or coffee at the many cafe's and restaurants that are here, Come and immerse yourself in a serene neighbourhood, boasting access to excellent schools, parks, cafe's and restaurants plus a fabulous multi services shopping Center at the Campbell Shops. Here in Campbell you will find a vibrant welcoming diverse community. Campbell is arguably the most central of Canberra's suburbs, beautifully located between Lake Burley Griffin and Mount Ainslie and between Canberra CBD and Canberra Airport. Modern amenities, a cozy living space, and a tranquil backyard await you! Majura shopping precinct, Lake Burley Griffin, transportation and Canberra City Centre so very close by. * 3 spacious bedrooms, all with built in robes * Open plan lounge/dining room * Modern kitchen with Electric cooking, large pantry plus space for a dishwasher * Ducted electric heating and cooling throughout * Plenty of storage throughout the home * Carpet flooring in the bedrooms and living area * Large bathroom with separate shower and bath * Separate toilet Laundry with abundance of storage * Single lock up garage with remote control door * Internal access to the house from the garage * Rear covered patio * Rain water tank * Oversized, fully enclosed low maintenance yard * Gas hot water * NBN available in Campbell, however not currently connected to the home This lovely residence offers ample space to extend should you wish. Built: 2011 EER: 6 stars Rates: \$5,555 pa (approx) Living area: 121.8m² Garage: 20.8m² Block size: 633m² Rates: \$5,555pa (approx.) Land Tax: \$10,425pa (approx. if rented out) UCV: \$1,104,000 (2023) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.