

**12/141 Blamey Crescent, Campbell, ACT 2612**

home by holly

**Apartment For Sale**

Friday, 19 April 2024

12/141 Blamey Crescent, Campbell, ACT 2612

**Bedrooms: 1**

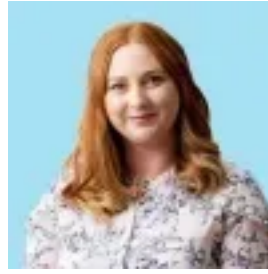
**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Holly Komorowski  
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**\$515,000 +**

This light filled one-bedroom apartment is positioned on the second floor of a contemporary apartment block, a few steps from the popular Campbell shops. Surrounded by parks and handy to the walking trails of Mount Pleasant Nature Reserve and the tranquil bushland of Mount Ainslie, the locale enjoys a peaceful remove while being within reach of all the best the inner north has to offer. Artique is an award-winning boutique development that houses only twelve apartments above a basement carpark. The two storey forms capture the eye from the get-go, with its artful combo of geometrical planes and shapes. Striking timber cladding co-mingles happily with smooth rendered walls and sleek glass. A central path ushers past the deep garden frontage with entry via a beautiful over-sized front door with vertical ribbons of glass, striping the foyer with golden light. High ceilings and a soft neutral scheme contribute to a sense of spaciousness, the open plan living arrangement spilling to elevated balcony. Glass sliders welcome light and views, forging an ideal indoor-outdoor connection. From the balcony you can see the magical forms of both Black Mountain and Mount Ainslie. Think gorgeous soft morning light, epic sunsets, the ever-changing mood of the sky and mountains, entertaining with family and friends in elevated privacy. Seamlessly occupying one wall, the kitchen is all understated grace, with warm timber inspired finishes, black stone worktops and a dark glass splashback that reflects the light. A combo of drawers, cabinets and glass display units provide a spot for everything. Sleek stainless-steel appliances make cooking easy and there is a small appliance bay with roller-shutter door to keep things elegantly minimal. The bedroom is blessed by eastern light and captures views of sky and treetops including the spire of an ancient pencil pine. There is a walk-in-wardrobe for easy storage, fitted with custom joinery. The large bathroom combined laundry is finished in floor to ceiling tiling in soft nougat with sleek black accents. The laundry is seamlessly integrated behind a clever roller shutter. The apartment has the option to be purchased fully furnished. Simple elegant pieces in subtle hues coalesce with flowing drapes, so you can move straight in, or draw additional income from immediate short stay accommodation rental. There is also secure basement parking with additional storage and intercom access. Life on Blamey Crescent -Walking and riding within the nature trails of Mount Ainslie and Mt Pleasant reserve, throwing the footy at the local oval, picnicking on the grassy shores of Lake Burly Griffin. Exploring the significant memorials on nearby Anzac Parade and lingering within the iconic galleries of the War Memorial. Eating, Dining, Shopping within Campbell 5, home to Kiitos Café, Asian Noodle House, Department of Pizza, Sissa Sorella and Paranormal Wines, to name a few. Strolling to the local shops for great coffee from Hello Café or dinner at the ever popular La Bistronome. Or enjoying the plethora of entertainment and dining experiences within nearby Braddon and the CBD. Easy connectivity with transport at your doorstep, a variety of local schools at hand and the enviable ability to stroll into the CBD, connecting you to the best that Canberra has to offer.

features. beautiful one-bedroom apartment within coveted Campbell. part of the boutique and award winning Artique development. tightly held development of only 12 apartments. second floor living with elevated views. option to purchase fully furnished. equipped with dining setting, chaise lounge, flat screen television, Queen size bed, Samsung stainless-steel fridge, microwave, toaster and kettle. open plan kitchen, living and dining spilling to balcony. stunning views of both Black Mountain and Mount Ainslie. light filled and airy with high ceilings. beautifully maintained and easy-care. wonderful connection with outdoors and alfresco living. beautifully arrayed kitchen with banks of storage, stone worktops, glass splashback and sleek appliances including Balay wall oven, gas cooktop, Bosch dishwasher . combo of ceramic flooring and soft carpet . bedroom with eastern views and walk-in-wardrobe . large bathroom combined laundry. laundry with Fisher & Paykel Dryer and Bosch front loading washing machine. linen press. small entry foyer with wall hung coat rack. reverse cycle air-conditioner. basement parking with storage cage. secure intercom entry . a few steps from the popular Campbell shops . handy to green spaces including Legacy Playground, Anzac Parade and all the walking and biking trails that encircle the Lake. not far to Mt Ainslie and the much loved Ainslie shops. close to the Braddon Precinct. embedded in an enclave of cultural significance and within walking distance of cultural buildings, memorials and museums. easy stroll to the CBD

FINE DETAILS (all approximate): EER: 6.0 Living size: 47 m<sup>2</sup> Balcony: 8 m<sup>2</sup> Total: 55 m<sup>2</sup> Body corporate: \$1,117.33 pq (approx.). Land rates: \$1,335 pa (approx.). Land tax: \$1,535 pa (approx.). Year built: 2012 (approx.). Number of units in complex: 12 units Rental opinion \$500 - \$540 per week