

16 Waller Crescent, Campbell, ACT 2612



Sold House

Monday, 14 August 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 715 m2

Type: House



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\$1,450,000

Extend, renovate, redevelop or simply enjoy the home as is, this is a rare opportunity to acquire a blue-chip property in a fabulous position in Canberra's Inner North. An expansive 715m² ridge-top block, within walking distance of the local Campbell shops, Canberra City Centre, Lake Burley Griffin, War Memorial, Russell Defence precinct, C5 and only a stone's throw to the multiple highly regarded Campbell schooling options, this Canberra red brick home is sure to appeal to astute buyers looking to capitalise and/or enjoy the central location. Maintaining that typical 'Campbell charm' we all desire, the property enjoys a prime ridge-top position with views to Black Mountain and a leafy outlook from every window. This home features an open plan L-shaped lounge and dining, generous entry foyer, original kitchen, 3 bedrooms (all with built-in robes) and bathroom with separate WC. With little given away from the street, cleverly made private by the front landscaping, this location is often sought though rarely offered.* Elevated position with wonderful views* Simple 3-bedroom home in lovely tree lined street * Generous entry foyer* Lounge room with fireplace* Dining room* Original kitchen with electric cooktop and views over back garden* Built-in robes to all bedrooms* Main bathroom with bath* Adjoining separate WC* Laundry with external access* Ample storage, with coat, linen and utility cupboards * High ceilings throughout* A wide variety of fruit trees, vegetables and herbs throughout landscaped gardens* Chicken run* Workshop and storage options in rear garden* Structure in place for climbing wall* Electric hot water* Garage* Ample off-street parking options* Three phase power* NBN connectedEER: 0.0Land Size: 715m²Rates: \$5,882pa (approx.)Land Tax: \$10,379pa (approx. if rented out)UCV: \$1,153,000 (2022)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.