

## 2 Holmes Crescent, Campbell, ACT 2612

## House For Sale

Friday, 3 November 2023

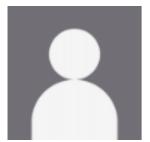
## 2 Holmes Crescent, Campbell, ACT 2612

Bedrooms: 5

Bathrooms: 2

Area: 1133 m2

Type: House



**Julie Castrission** 

## \$3,000,000

If you are looking for the wow factor in your family home, this is the house for you. This modern 5-bedroom, 2 level family home boasts scenic views and a comfortable lifestyle. It provides spacious modern living indoors, outdoor entertainment options, and is located close to Campbell Primary School, Russell Offices, Lake Burley Griffin and Canberra CBD. The first floor has access from the garage and main driveway, it includes 4-bedrooms, family bathroom, separate laundry, kitchen, dining room and lounge with internal stairs to the ground level. The ground floor includes the main bedroom, walk-in-robe, ensuite, study, two lounge areas, fireplace, powder room and under house storage. The house features generous storage options within the garage, living areas and under house. You'll be comfortable all year round with double glazing throughout and electric ducted heating and cooling. This house includes new electric wiring, Cat6 cabling, new plumbing, and insulation. No need to lift a finger, this home is ready to both entertain and unwind. By appointment only, call Julie to book an inspection. First FloorKitchen:Modern kitchen with stone bench topsPendant lightingBuilt-in MicrowaveSunset viewsDining / Outdoor Covered Balcony:Pendant LightSunset ViewGlass Slide Doors leading to the large covered outside tiled balconyLounge:Natural light with scenic view4 Bedrooms:All with wardrobesFeature brick wallCarpetBathroom:ModernSeparate bath and showerLaundry:Separate LaundryAccess to backyard and clotheslineGenerous StorageSingle sink with generous bench spaceDouble Garage:Electric DoorsInternal AccessGenerous SpaceGround FloorMain Bedroom - Ensuite:Window to floor levelGarden viewsLarge walk-in-robeModern ensuite with walk in shower and in-floor heatingStudy:Private StudyPowder room:Toilet and vanity with room to moveIn-floor heatingTwo Lounge rooms: Access to covered outdoor deckWindow bench seatingNatural lightWood fireplace with wood storageUnder house Access:Wine cellarExtra storageOutdoorsLandscaped terraced gardenDeck for entertainingHeated SpaTool shed