

20/137 Blamey Crescent, Campbell, ACT 2612



Apartment For Sale

Thursday, 6 June 2024

20/137 Blamey Crescent, Campbell, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 39 m2

Type: Apartment



Samantha Linsdell
0402507902

\$365,000

This 1-bedroom apartment in the heart of central Campbell seamlessly combines modern elegance with respect to mid-century design. Offering an incredible lock-up and leave lifestyle or a wonderful investment opportunity, this apartment is housed in a charming brick building within a stones throw to the local Campbell shops, known as 'Campbell Court'. Step inside to discover an inviting yet compact open-plan living space that features character filled yet neutral interiors, and a carefully curated selection of updated fittings that pay homage to the 1970s aesthetic including generous glazing, floating timber-look floors, updated bathroom fittings and ceiling fans. With its efficient use of space and stylish elements, this apartment offers not only a comfortable living environment but also a smart investment opportunity. Its central location ensures convenience, while the brick construction adds durability and character to the property. Investors will appreciate the excellent rental yield potential, previously rented at \$390 per week, making this apartment a promising addition to any property portfolio. Don't miss your chance to experience modern living with a touch of timeless allure in this unique Campbell gem.* 1 bedroom opportunity in central Campbell* Strong rental yield opportunity* Ground floor position, ease of access* Open-plan lounge and dining space* Sun-drenched windows in living area, kitchen, bedroom and bathroom* Updated floating timber-look floors throughout, installed 12 months ago* Ceiling fan in both living room and bedroom* Noirot Electric Wall Heaters* Kitchen with granite island bench, electric cooktop, storage options* Bathroom with bath and updated fittings* Communal laundry facilities* Quality window coverings including double roller blind to bedroom* Quiet position at the rear of the complex* Only one neighbouring property (end of row apartment)* Stones throw to local Campbell shops and bus route at the front of the complex* Russell offices, ADFA, Lake Burley Griffin, variety of local schooling options, restaurants and C5 precinct close by* Easy drive to Canberra Airport, Majura park shopping precinct and Canberra City Centre within walking distance EER: 2.0 stars Strata: \$628pq (approx.) Rates: \$2,296pa (approx.) Land Tax: \$2,968pa (approx. if rented out) Previously rented at \$390 per week 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.