

20 Chauvel Street, Campbell, ACT 2612

home by holly

Duplex/Semi-detached For Sale

Thursday, 15 February 2024

20 Chauvel Street, Campbell, ACT 2612

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Duplex/Semi-detached



Jenny McReynolds
0491850701



Cris OBrien
0409308038

\$1,380,000+

Space, location and potential with this large duplex home! This two storey four bedroom duplex home places you front and central within old Campbell and captures elevated views to Mount Ainslie. An extension has created a family home with a lovely spatial variety, including the peace of a private bedroom downstairs if desired. A sweet sunroom is bathed in golden rays, it's a lovely place to enjoy that morning or afternoon cuppa, whilst taking in the pleasant surrounds. The home rises from a large garden block, just a few steps from the popular Campbell shops, metres from the primary school and is surrounded by parklands and endless reserve. This fabulous locale is rich in leafy community feels and is so close to all the epicentres of the inner north, whilst being just moments from the CBD. The façade is significant for its heritage terrace style, terracotta rooftop and original chimney. Stairs usher straight into the front sunroom with neat array of timber framed windows. There is also a side entry, where a small foyer gifts a spot to hang winter coats and woollies. A long driveway provides plenty of off-street parking and connects to the double garage. The sun-drenched front living room is characterised by high ceilings and the original brick and tiled hearth which houses a modern gas heater. This is a lovely focal point and warming place to gather on cool winter nights. French doors open onto the sunroom with slate floors and a window seat running the length of the room. The adjacent kitchen has been modernised and is finished in crisp white with red countertops. The ground level extension houses a second living area, with warm timber floors and lovely ingress of light via corner windows. This flows to a generous bedroom that captures leafy garden views. The upstairs level is all about rest and restoration as carpeted stairs usher to three peaceful rooms that centre around a second bathroom. The master has a walk-in-robe for seamless storage and the third bedroom houses a kitchenette. All rooms capture northern light and are informed by the serene presence of the eminent mountain ranges. The garden has a layering of sheltered alfresco spaces and meandering paths that wind beneath the reaching arms of an age-old oak tree. Rock borders edge beds teeming with agapanthus, rosemary and mixed conifers. There is a lovely shady spot for a garden bench, perfect for quiet reflection within the soothing dappled light. On the foothills of Mount Ainslie and bordered to the south-east by Mt Pleasant nature reserve, a stone's throw from Braddon and the CBD - Campbell offers the best of city living and rural retreat. The home is a mere stroll to the local Campbell shops, with fab eateries including Hello Café and the ever popular La Bistronome. The nearby Campbell 5 is one of Canberra's most popular and vibrant pockets, with its collection of sought after bars, restaurants and cafés. The city centre and Lake Burley Griffin are moments away and it is not far to the ANU, CIT, a mix of private and public schools and transport. features..extended four bedroom duplex home in coveted old Campbell.set on a brilliant block of 771m2 approx. – huge for a duplex home.set in the RZ2 core area.double brick downstairs in the original dwelling.light filled throughout .updated in areas.front living room with gas heater set in original hearth and RC air conditioner.French doors opening to sunroom with window box seat, slate floors and views to Mt Ainslie.updated kitchen with banks of cabinetry, breakfast bar, freestanding oven and dishwasher.adjacent laundry with shower, separate toilet and direct access to the back garden.second living area with corner windows and timber floors .downstairs bedroom with RC air conditioner.three upstairs bedrooms all with eastern views.master with walk-in-robe and RC air conditioner.second bedroom with built-in-robe.third bedroom with built-in-robe and kitchenette.family bathroom .linen closet.under stair storage .double garage with two roller doors, one remote control.huge private back garden shaded by mature oak tree.small enclosed area off the laundry.paved sheltered alfresco area.garden shed.bus at your doorstep .handy to green spaces including the walking and biking trails of Mt Ainslie and Mt Pleasant Reserve.a few steps to Campbell shops and the local primary school.walk to Campbell High School.close to the Braddon Precinct.easy walk to the CBD and Lake Burley GriffinEER: 1Land Value: \$1,329,000 Land Size: 771m2 Rates: \$6,300