

**3/135 Blamey Crescent, Campbell, ACT 2612**



**Apartment For Sale**

Wednesday, 6 March 2024

3/135 Blamey Crescent, Campbell, ACT 2612

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 53 m2**

**Type: Apartment**



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**\$449,000+**

First time on the market in 30 years, this mid-century "Campbell classic" seamlessly blends form and function. Flooded with natural light and tastefully renovated, this two-bedroom property boasts stunning glazing with views onto lush gardens, excellent cross-flow ventilation, and timeless design elements honoring the aesthetic of the 1960s. Awash in morning sunshine and all-day natural light, the apartment is shielded from harsh summer conditions by lush foliage surrounding the building. The wonderful modernist design offers open-plan living, a master bedroom, secondary bedroom, modern bathroom with a bathtub, and an updated kitchen with ample storage. With its efficient use of space and premium location, this offering not only provides comfortable living but also represents a savvy investment opportunity. The location of this property cannot be surpassed – blending the excitement of the city and the tranquility of Canberra's magnificent nature while still being in close proximity to amenities and government buildings. Opposite the local Campbell shops, Lake Burley Griffin, and Commonwealth Park are only a short walk away, and the Campbell 5 precinct is also easily accessible. Canberra City is within walking distance, and the Russell Offices, the Parliamentary Triangle, Canberra Airport, and the Australian War Memorial are all within an easy commute. \* 2 bedroom opportunity in central Campbell \* Strong rental yield opportunity\* Level 1 position\* One owner for over 30+ years\* Cross-flow ventilation\* Double brick construction\* Extensively renovated including updated electrical and plumbing\* Kitchen with electric cooktop, generous storage options, window plus meals area\* Open plan lounge and dining space\* Main bedroom with generous built-in robes and mirrored sliding door\* Bedroom two with built-in robes and mirrored sliding door\* Bathroom with bath, shaving cabinet storage\* Quality window coverings\* Complex car park\* Communal laundry facilities\* Ample off street complex parking\* Manicured gardens\* Quiet position in Blamey Crescent\* Opposite local Campbell shops\* Stone's throw to Russell offices, ADFA, Lake Burley Griffin, variety of local schooling options, C5 precinct\* Easy drive to Canberra Airport and Canberra City Centre within walking distance\* External bicycle storage\* Bus stop at front door

Body Corporate: \$1,075 pq (approx.) Rates: \$675pq (approx.) Land Tax: \$887 pq (approx. only when rented out) EER: 5.5 Living Size: 53m2

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