

# 3 Gellibrand Street, Campbell, ACT 2612

Raine&Horne.

## House For Sale

Monday, 15 April 2024

3 Gellibrand Street, Campbell, ACT 2612

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 951 m2

Type: House



Luke Scarlett

## Auction

Nestled in the sought-after area of Canberra's Inner North, 3 Gellibrand Street presents an unparalleled opportunity to embrace luxurious living in the heart of the capital. Boasting exquisite craftsmanship, modern amenities, and a prime location, this property offers a lifestyle of comfort and convenience.

**Property Details:** Address: 3 Gellibrand Street, Campbell  
**Bedrooms:** 4 Spacious sized rooms  
**Bathrooms:** 2  
**Garage:** 1 Lock-up Garage with behind storage  
**Heating:** Hydronic heating system throughout the property  
**Land Size:** A sprawling 951sqm block  
**Floorspace:** 188sqm

**Features & Amenities:**- Light & Bright ambiance with beautiful oak timber floating floors- Generous entryway connecting to modern open living spaces- Main bedroom ensuite retreat on the second level, boasting a north-facing aspect and stunning views of Mt Ainslie- Second living area with sliding glass door leading to a wooden deck- Light-filled north-facing living area with raked ceilings- Gourmet kitchen featuring a walk-in pantry, Caesar stone benchtops, Smeg appliances, double oven with gas hob, dishwasher, fridge, washing machine, and microwave- Exquisite decorative tiles and custom joinery in the bathroom and ensuite- Secure backyard with expansive play areas- Large single garage with ample storage space- Swim Spa for enjoyment & Fitness

**Location & Accessibility:**- Highly desirable Inner North location- Close proximity to the Parliamentary Triangle, City Centre, Lake Burley Griffin, and parklands -Convenient access to the Mt Ainslie Nature Reserve and Russell Defence Offices- Minutes away from the city, Majura Park, the airport, and arterial roads connecting with major town centres of Canberra

**Auction:**- 11th of May at 12pm Experience the epitome of luxury living in Canberra's prestigious Inner North. Don't miss your chance to make this exceptional property your own. Schedule a viewing today and indulge in the lifestyle you deserve. Contact Luke now on 0434 445 845 for more information and to arrange a private inspection.