

**33/135 Blamey Crescent, Campbell, ACT 2612**



**Studio For Rent**

Wednesday, 12 June 2024

33/135 Blamey Crescent, Campbell, ACT 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Studio**



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**\$410 pw**

Located in the leafy suburb of Campbell, this furnished studio offers an ideal living space for a single person or student, combining affordability with luxury in one of Canberra's most central areas. This unit is perfectly situated close to the city and nearby universities, with easy access to Canberra City's best dining and shopping venues. Being directly across the road from Campbell shops adds to the studio's desirability. Perched on the top floor of 'Lyndon Court,' the unit boasts stunning views across the parkland to Mt Ainslie. The clever floor plan ensures a great separation of space between the bedroom and living areas. Partition wall shutters allow natural light to fill the entire space, enhancing the timber floors that flow through the kitchen and living areas. The grounds of 'Lyndon Court' are beautifully maintained with hidden pockets of seating to enjoy the serene gardens. Features of the Property: Popular location Tastefully furnished Includes fridge and washing machine Recently renovated Well-thought-out floor plan Allocated parking space Off-street parking Surrounded by parklands Close to Canberra City Short walk to the Parliamentary Triangle Top floor location with incredible views Filled with natural light Across the road from Campbell shops Quiet, well-maintained complex Convenient to boutique shopping and dining Short walk to Lake Burley Griffin and Commonwealth Park Energy Efficiency Rating is not available The property does not comply with the minimum ceiling insulation standard" and is currently undertaking an insulation assessment and any identified upgrades to comply with the minimum standard. Available Now Inspection 1. Click on the "BOOK INSPECTION" button 2. Register to join an existing inspection 3. If no time offered, please register so we can contact you once a time is arranged 4. If you do not register, we cannot notify you of any time changes, cancellations or further inspection times. Inspections may be cancelled if no one has registered so please ensure you register Pets In accordance with the Residential Tenancies Act Clause 71AE Process for tenant seeking consent - the tenant must apply, in writing, to the lessor, for the lessors' consent to keep pet/s at this property. The lessor may impose conditions on consent, including but not limited to, the number and type of animals being kept, and any cost involved for rectification required as a result of the animal. Rent At Blackshaw Belconnen we are pleased to offer our tenants flexible rental payment options including weekly, fortnightly or monthly payments to coincide with your pay cycle. Ask us for details. Disclaimer Please note whilst all care has been taken in providing this marketing information, Blackshaw Belconnen does not accept liability for any errors within the text or details of this listing. Interested parties should conduct their own research in confirming the information provided.