

33 Glossop Crescent, Campbell, ACT 2612



Sold House

Monday, 14 August 2023

33 Glossop Crescent, Campbell, ACT 2612

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 710 m2

Type: House



Samantha Linsdell
0402507902



Greg Hedger
0427214337

\$1,500,000

Nestled in the elevated part of this premier Inner North suburb, and directly opposite the prominent Victoria Cross Park, is this beautiful, extended and deeply loved three-bedroom Campbell classic. With uninterrupted views across the adjacent park, this 710m (approximately) block of premium real estate is certainly a delight to call 'home', and embodies all the grace and style of the early Canberra home, with a gorgeous garden to match. Light, bright and airy throughout with the added sunroom to the rear, this original home provides a flexible floor plan and good segregation for ease of family living. Featuring a fusion of original character and charm, it is now time for the astute new owner to continue to capitalise on the full potential of this property. Extend, renovate, land bank or simply enjoy the home as is, this is a rare opportunity to acquire a blue-chip property in a fabulous position across from parkland within Canberra's Inner North. North-East orientation to the rear, within walking distance to the local Campbell shops, Canberra City Centre, Lake Burley Griffin, Mount Ainslie, War Memorial, Russell business precinct, C5 and only a stone's throw to the variety of highly regarded Campbell schooling options.* 3 bedroom original home* Tightly held location* Attractive street appeal* Lounge room, carpeted* Dining room, carpeted * Additional sunroom to the rear, with exposed timber beams* Kitchen with electric cooking* Laundry with external access* Three bedrooms, all with built-in robes* Dressing area off main bedroom* Linen press and storage options throughout* Bathroom with bath tub and separate WC off laundry* Gas wall heater* Front verandah* Established gardens, front and rear* Colorbond fencing * Enclosed rear yard for kids and pets* Carport * Additional off street parking options* Walking distance to Campbell local shops, C5 development, Canberra City Centre* Close proximity to Russell business precinct, Canberra Airport and Majura shopping precinct

Built: 1961
Living Size: 132.75m²
EER: 1.0 star
Land Size: 710m²
Rates: \$5,446pa (approx.)
Land Tax: \$9,534pa (approx. if rented out)
UCV: \$1,153,000 (2022)

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