

34 Blamey Crescent, Campbell, ACT 2612

home by holly

House For Sale

Saturday, 3 February 2024

34 Blamey Crescent, Campbell, ACT 2612

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Holly Komorowski
0491850701

Auction 9:30am Saturday 24 February

The view is arresting, the eye drawn beyond the leafy grace of the garden, the well clipped hedges and street trees, out to the impressive form of Mount Ainslie. Distinguished by vast crittall windows, the home is awash with light and exudes an airy Scandi simplicity. A stunning renovation expertly blends the old with the new, creating a gorgeous contemporary home packed with sustainable features, in an amazing locale. Resting on a large corner block with space to extend, this three-bedroom semi-detached home manages a combo of peaceful suburban with dynamic urban lifestyle. Just a few minutes from the CBD and all the delights of Campbell 5, informed by the significant monuments of Anzac Parade, and the culinary array of the Braddon precinct, there is a lot on offer, right at your doorstep. The home rests within pretty gardens and entry is via timber stairs with a deck to one side that sits low within a leafy privacy. This sun-well is the place to be on winter mornings cradling that first cuppa or think long summer evenings, taking in the street views and the open air. Hidden to one side is a wide private driveway that ushers to a large double garage that gifts secure access to the back of the home. The front door opens to an open foyer with a cupboard to hang coats and winter woollies. New hybrid timber floors flow underfoot as white walls marry with soft oak floating shelving. An office nook takes care of working from home and there is a wonderful sociability between the dining space and the kitchen, so conversations between friends and family can flow and entertaining is easy. Banks of cabinetry in midnight blue take care of storage within the modern kitchen with large window overlooking the simplicity of the grassed backyard. Adjacent there is a renovated laundry with a separate toilet within. We love the honeycomb floor tiling in matt black that also features in the upstairs bathroom. Timber benchtops and ample storage, including double pantry cupboards extend the utility of the kitchen space. The private wing floats above, housing three peaceful bedrooms all with tree-top views and built-in robes. The master bedroom is focused toward the east-facing views across the picturesque rooftops of old Campbell and out to the mountain. The newly renovated bathroom is finished in marbled floor to ceiling tiling, with matt black fixtures including an oversized rain shower. The detailing is exquisite with recessed alcove shelving, LED mirror and panelled vanity in creamy white. Notably, the home also packs a serious sustainable punch with newly boosted insulation, solar array and instant electric hot water. The private rear garden is home to raised vegetable beds providing a home grown bounty. Resting at the foot 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. Shouldering Anzac Parade, War Memorial, Defence Academies, Lake Burly Griffin, the home is also close to George Cross Park and Legacy Playground. The local Campbell shops, offer a great bakery and café, while 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 is a short walk away and it is not far to the ANU, CIT, private and public schools and transport - including the new metro city station, connecting you to the whole of Canberra. features..beautiful 1950s, extended and renovated semi-detached home in coveted Campbell. double brick with bagged brick garage. light filled and airy with feature crittall windows. large corner block with room to extend on the Northern side. open plan living, dining and kitchen with views to Mt Ainslie. sunny front deck set within pretty gardens with lemon and plum trees. office nook. floating timber shelves for display. renovated kitchen with banks of cabinetry in midnight blue, Westinghouse wall oven, Bosch cooktop, rangehood and Haier dishwasher. adjacent renovated laundry with timber bench tops and additional storage including double pantry. separate toilet within laundry. three bedrooms upstairs with built-in robes. master with eastern views to Mt Ainslie. newly renovated bathroom with floor to ceiling tiling, matt black fixtures, floating panelled vanity and LED circular mirror. upstairs evaporative cooling. downstairs ducted heating. coat cupboard. linen cupboard. downlights. new hybrid timber flooring. solar array. boosted insulation. new curtains. new electric hot water system. separate double garage with auto roller door .private back garden with raised vegetable beds. handy to green spaces including Legacy Playground, Anzac Parade and all the walking and biking trails that encircle the Lake. not far to Mt Ainslie and the much loved Ainslie shops. close to the Braddon Precinct. embedded in an enclave of cultural significance and within walking distance of cultural buildings, memorials and museums

FINE DETAILS
(all approximate): Land size: 420 m2 Build size: 118 m2 (approx.) EER: 4.5 Zoning: RZ1 Build year: 1959 Rates: \$4,482.14 pa Land tax: \$8,187.24 pa (investors only) UV: \$885,000 (2023) Rental opinon \$750 -\$800 p/w