

34 Elliott Street, Campbell, ACT 2612

CARTER + CO

House For Sale

Friday, 5 April 2024

34 Elliott Street, Campbell, ACT 2612

Bedrooms: 3

Bathrooms: 1

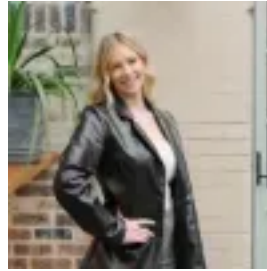
Parkings: 2

Area: 708 m2

Type: House



James Carter And Nik Brozinic
0261763443



Frances Junakovic
0261763443

Auction

The Features You Want To Know.+ Well maintained 3-bedroom plus study 1-bathroom family home+ 3 over sized bedrooms with built in robes+ Well maintained and functional kitchen+ Large and separate living and dining areas+ Downstairs rumpus/storage + Large double garage + Beautifully manicured garden + Multiple split system heating and cooling units+ 708m² block north to the rear The Location.+ 1 Minute to Campbell Shops + 2 Minute to St Thomas More Primary School + 2 Minutes to Campbell primary school+ 5 Minutes to Campbell High School + 8 Minutes to Merici College+ 8 Minutes to Canberra CBDWhy You Want To Live Here.Introducing a rare gem nestled in a sought-after enclave of Campbell - 34 Elliott Street. Meticulously maintained and offered for sale for the first time, this property presents an unparalleled opportunity to enter Canberra coveted Inner North.Step into a home that exudes warmth and charm, boasting three spacious bedrooms complemented by a versatile study, perfect for those seeking extra space for work or leisure. With multiple living areas, there's ample room for your family to unwind and create cherished memories together.Impeccably preserved over the years, this residence stands as a testament to quality craftsmanship and enduring style. From the inviting interiors to the well-manicured exteriors, every aspect of this home reflects care and attention to detail.Conveniently situated just moments away from local amenities, including shops, esteemed schools, and the vibrant Canberra CBD, enjoy the convenience of inner-city living without compromising on tranquility.Don't let this opportunity slip through your fingers. Embrace the allure of Canberra's inner north and make 34 Elliott Street your new address.The stats you need to know!+ Block: 14+ Section: 33²+ EER: 0 stars+ Internal Living: 151m² (approx.)+ Garage: 30m² (approx.)+ Rumpus/Store: 23m²+ Land Size: 709m² (approx.)+ Rates: \$1,337 per quarter. (approx.)+ Land Tax: \$2,499 per quarter. (approx.) *only payable if rented+ Heating and cooling: Split system heating and cooling+ Rental Appraisal: \$680 - \$700 per week (approx.)