

**36 Ferdinand Street, Campbell, ACT 2612**

home by holly

**House For Sale**

Saturday, 18 November 2023

36 Ferdinand Street, Campbell, ACT 2612

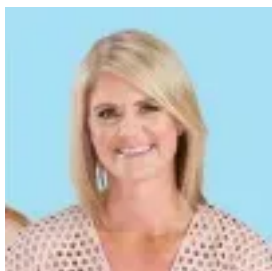
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 739 m2**

**Type: House**



Holly Komorowski  
0491850701



Tenille Paul  
0491850701

## Auction 10:30am Saturday 2 December

The home feels gently forested, soothed and caressed by the wisdom of old growth gardens. There is a vibe...a gentle easy grace, a tranquil leafy enclosure that belies the buzzing creativity of the central inner-north locale. Within evocative rooms with textural walls in chalky white and soaring ceilings, usher in a deep sense of calm. Utterly charming French doors provide a visual bridge between inside and out, splashing sunlight across the floors. This beautiful three-bedroom family home has been constructed with an attention to material and quality. Home to Keith and Jude for over fifty years; the home has stood the test of time. Lovingly cared for and brimming with story, this old world charmer has all the character you would expect from a 60s original, combined with the coveted modern amenity of excellent spatial arrangement and multiple connection to outdoors. Ideally placed within the sought-after eastern side of Campbell, the home is a few steps from Mt Ainslie Reserve and the War Memorial. A long driveway rises a slight incline, travelling beneath the wistful canopy of greenery to single garage. A welcoming front terrace set with coach light, wrought iron balustrade and blue slate, sets the tone and opens to wide foyer. There is lots of room to hang coats and bags, depositing devices and closing the door on the outside world after the long day. The open living, dining spans the full width of the house with French doors that can be flung open to both front terrace and sunny deck, privatised by teeming cottage gardens, wall of Japanese maples. It is not hard to imagine summer evenings, drinks on the terrace, the long garden views as the sun fades. Elegant dinners, plates passed from kitchen to dining table via the servery window. And of course, coffee on the eastern deck, watching the first light fall through the tree branches. A buttercup yellow kitchen with neat rows of cupboards, clever small appliance nook/coffee station and gleaming striped timber countertops opens to a small side terrace, twined in purple flowering wisteria. And there is the neat alignment of two sunny north facing bedrooms, both with floor to ceiling built-in-robos. Classic 60s square tiles cast a chartreuse colour across the walls and tub recess, within the adjacent genteel family bathroom. Corner windows capture elevated views across treetops, glimpses of distant mountains...the master nicely removed at the front of the home and set up for maximum relaxation. A wall of cabinetry takes care of storage as ensuite bathroom delights in baby pink, aligning with the cherry tree that blossoms outside the window. Crazy paving runs along the edge of the lawn, cutting a direct path to the light filled garden studio. Signature French doors can be left open to the garden as you work and create... a tranquil space sometimes enjoyed as a guest bedroom or claimed as a teen retreat. Life on Ferdinand Street - Walking and riding within the nature trails of Mount Ainslie and Mt Pleasant reserve, throwing the footy at the local oval, picnicking on the grassy shores of Lake Burly Griffin. Exploring the significant memorials on nearby Anzac Parade and lingering within the iconic galleries of the War Memorial. Eating, Dining, Shopping within the new independent precincts of Campbell, home to Intra Café, Asian Noodle House, Department of Pizza, Sissa Sorella and Paranormal Wines, to name a few. Easy connectivity with transport at your doorstep, a variety of local schools at hand and the enviable ability to stroll into the creative Braddon precinct and the CBD, connecting you to the best that Canberra has to offer. features..gorgeous double brick, 1960s brick cottage a few steps from Mt Ainslie reserve .nestled within an elevated block in the sought-after eastern side of Campbell .metres from the War Memorial and handy to Campbell High. high ceilings, French doors, timber windows. light filled and spacious. lovely privacy and tranquillity despite being a stone's throw from Braddon and the CBD. front terrace with bluestone slate paving. large welcoming foyer. spacious combined living, dining with French doors to front terrace and also to sunny rear deck. large rear deck with sheltered alcove and open-air alfresco area. beautifully planted private rear garden, edged with crazy paving pathway. garden studio/teen retreat with gated side access. sweet buttercup yellow kitchen with striking timber worktops, banks of storage including a full-height pantry and servery window through to dining area. kitchen and laundry open to small wisteria draped terrace .two north facing bedrooms with timber sash windows framing leafy views. second bedroom with built-in-cabinetry including open shelving. family bathroom with tub and striking chartreuse tiling. enormous master bedroom with wall of built-in-robos and corner windows framing tree-tops, distant mountains. master flows to large ensuite bathroom set with pretty pink tiling. long driveway offering plenty of off-street parking and ushering to single garage. ducted gas heating. stunning established gardens with many majestic and sheltering trees, including liquid amber, dogwood, crab apple, magnolias, camelias, roses and Japanese maples. window awnings. under house storage. a few steps from Mt Ainslie Reserve and an easy stroll to the War Memorial. 3 mins to Campbell High, 6 mins to Braddon, 6 minutes to the CBD by car. FINE DETAILS (all approximate): Land size: 739 m2 Build size: 153 m2 (approx.) EER: 0.5 Zoning: RZ1 Build year: 1963 Rates: \$6,469.25 pa Land tax: \$12,340.20 pa (investors only) UV: \$1,308,000 (2023) Rental opinion: \$790 - \$830 p/wk The information contained in this advertisement is derived

from sources we deem reliable. However; we cannot provide any guarantees or warranties regarding the information supplied. Buyers are encouraged to conduct and rely exclusively on their own enquiries.