

39 Creswell Street, Campbell, ACT 2612



House For Sale

Thursday, 15 February 2024

39 Creswell Street, Campbell, ACT 2612

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 1037 m2

Type: House



Samantha Linsdell
0402507902



Steve Whitelock
0402082886

AUCTION

This tightly held offering is proudly offered for sale for the first time since construction in the late 1950's. The family has enjoyed this home and all the benefits that come with living in this great Campbell location for over 60 years. It embodies all the grace and style of the early Canberra home, with a gorgeous garden to match. Extend, renovate, land bank, redevelop or simply enjoy the home as is, this is a rare opportunity to acquire a blue-chip property in a fabulous position within a stone's throw of Campbell 5, conveniently positioned in Canberra's Inner North. With a north-east orientation to the rear, and an expansive and level 1037m² block, within walking distance of the local Campbell shops, Canberra City Centre, Lake Burley Griffin, War Memorial, Russell business precinct, and only a stone's throw to the variety of highly-regarded Campbell schooling options, this family home is sure to appeal to astute buyers looking to capitalise and/or enjoy the central position. Maintaining that typical 'Campbell charm' we all desire, the property enjoys a leafy outlook from every window. This home features two separate living areas, providing a formal lounge/dining room and a further family or rumpus room to the rear of the home. Three bedrooms serviced by two bathrooms with ample storage facilities throughout. An added bonus being the workshop/studio to the rear of the residence with gas heating, plumbing and electricity installed. With little given away from the street, cleverly made private with the front landscaping and automatic garage, this location is often sought though rarely offered. * 3 bedroom home* Main bathroom with bath tub* Additional separate WC * Second bathroom to rear of home* Built-in robes to all bedrooms* Formal lounge room with working fireplace * Formal dining room * Additional meals area with skylight* Original kitchen* Secondary living area/rumpus downstairs * Large workshop to the rear with gas heating and plumbing/lighting* Hydronic heating throughout home* Established gardens * Garden shed* Water tanks* Gentle sloping block* Rear alfresco area* Automatic garage * Carport off garage* Additional off street parking options Built: late 1950's Living Size: 190m² EER: 0.0 Rates: \$6,237pa (approx.) Land Tax: \$11,850pa (approx. if rented out) UCV: \$1,285,000 (2023) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.