

47 Rosenthal Street, Campbell, ACT 2612

home by holly

Sold House

Monday, 14 August 2023

47 Rosenthal Street, Campbell, ACT 2612

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 976 m2

Type: House



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\$1,430,000

#soldbymcreynolds \$1,430,000 Wonderful value for this much loved home! Tucked away in a private park like setting where every room in the home enjoys a glorious garden outlook. This warm and welcoming home has been loved and enjoyed by the one family for close to five decades, with so many fond memories created. Surrounded by idyllic gardens, this happy home has been a place where the kids played and families and neighbours gathered, it's an absolute delight. You are greeted by enchanting bird attracting gardens with colourful plantings, an abundance of gorgeous shrubs and tall deciduous trees. These all combine to create the ideal spot for an evening glass of choice as you watch the comings and goings in the street. Upon entering this versatile extended three/four bedroom plus study home you will immediately feel the warmth and charm that this it exudes. The lovely expansive light filled living area with large windows connects directly to the spacious dining and through to the very functional kitchen that enjoys a glorious outlook to the rear gardens. As you move through the home you will appreciate the flexible bathroom arrangement and excellent bedrooms, each featuring built-in robes. The walk-through study joins the fabulous large family room, this space offers you the flexibility to be utilised as another bedroom if desired, depending on your needs. Sliding door access takes you out onto the rear patio and down to the gardens, adding further versatility to this area. Both the front and rear gardens with extensive lawn areas have been a labour of love and nurtured over the years to provide so much enjoyment. The cornucopia of established plantings include a lovely fernery to the side of the home, this is one of the many surprises you will find as you stroll around the residence. Peaceful and neighbourly and yet just minutes from a great choice of wonderful attractions. Many of Canberra's best schools are close by and the City and ANU are not far away. It is an easy stroll to the Mount Ainslie nature reserve, the War Memorial and ANZAC parade, an ideal lifestyle at your doorstep – the perfect balance between quietude, open space and the vibrancy of city life. features..versatile extended three/four bedroom plus study home.loved and enjoyed for decades by the current long term owners.well maintained .positioned in one of Campbells premier streets .surrounded by glorious private leafy gardens – it's full of surprises.sitting areas spread throughout the garden with many places to enjoy.expansive separate living areas including lounge and family rooms.second living area has direct access out to the rear patio.almost every room in the home enjoys a delightful garden outlook.large windows allow an abundance of light to fill the home.very functional kitchen overlooking the pleasant dining area .built-in robes to three bedrooms.flexible bathroom arrangement with a separate shower .two reverse cycle split systems and a gas wall heater.enjoy sitting amongst the glorious bird attracting gardens that are watered by automated sprinkler system.carport and garage.workshop under plus ample storage.enjoy the close proximity to Mount Ainslie, the iconic War Memorial and ANZAC parade.just minutes to a great choice of choice of schools, the CBD and ANU.take a stroll down to Lake Burley GriffinEER: 0.5Land Size: 976m2 approx.Land Value: \$1,269,000Rates: \$5,989 approx. per annumInternal Living: 159m2 approx.