

64 Gellibrand Street, Campbell, ACT 2612

home by holly

Sold House

Friday, 15 September 2023

64 Gellibrand Street, Campbell, ACT 2612

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 956 m2

Type: House



Tenille Paul

0491850701

\$1,800,000

#soldbyholly \$1,800,000 Inside there is a mood of elegant cohesion as lovingly preserved modernist details, from the door handles to the light fittings and fixed furniture, evoke delight at every turn. Windows frame beautiful garden views and dreamy, layered social spaces are heightened by the sumptuous textures of timber and raw brick. This exceptional home was built by a German carpenter in the 60s, and brims with beautifully crafted storage solutions that make the most of every space. Wall hung sideboards, bespoke window seating, timber panelled cocktail cabinet, open shelving...everywhere, a feast for the senses combined with that distinct modernist, lightness of touch. The flat roofed form rests low in a medley of garden textures and colours. Hedges enclose and privatise and clipped topiary shrubs contrast with the curling fronds of tree ferns. A private driveway ushers to double enclosed carport with automatic roller door. The interior feels contemporary with its airy high ceilings, open form and vivid connection with landscape. The sunken lounge has a sensuous vibe, enclosed by cedar doors with bevelled glass and warm timber panelling. Steps usher to formal dining where a stunning pendant light sets the mood. There is a wonderful open sociability with the kitchen so you can commune with family and friends as you cook. The original kitchen cabinetry in crisp white provides ample storage and is complimented by modern appliances and tiled splashback. A large window takes in views to the front garden and window box brimming with flowers. Bringing nature decidedly indoors and wrapped in glass, the sunroom takes full advantage of the north-western light, and captures the surrounding greenery, expansive blue sky. A cosy gas fireplace set in one corner makes this the place to retreat or gather, all year round. Three sequestered bedrooms upstairs with lush garden views, welcome dappled sunlight and are characterised by full-height original cabinetry, providing characterful and seamless storage. Bedroom two opens to wrap around terrace festooned with purple flowering wisteria and capturing views of Mount Ainslie. All three bedrooms are amenable to a family bathroom and separate toilet, rich in preserved detailing including curved panelled ceilings, lending a maritime feel. Blue stone crazy paving sets the stage for alfresco living, beneath the fiesta lighting. All around the bird calls and bushland peace of the surrounding reserve belying the dynamic urban nature of this central locale - a stone's throw from all the cultural offerings of Anzac Parade, the Braddon precinct and the CBD. features..stunning and unique 60s home in the coveted suburb of Campbell.three/four-bedroom, three living areas and two bathrooms.positioned on a quiet cul-de-sac that culminates in reserve.private gated access to Mount Pleasant Nature Reserve from the rear garden.open plan living, dining, kitchen.sunroom with gas fireplace.main bedroom overlooking front garden with large built-in-robe.bedroom two flows to wrap around terrace with views to Mt Ainslie.kitchen with banks of crisp white cupboards and original vintage countertops.90cm Smeg oven and induction cooktop, Smeg rangehood and Miele dishwasher.modernist architectural lines and bespoke timber joinery and cabinetry throughout.unique room divider that houses a built-in-desk.cedar doors to living room with bevelled glass.downstairs workshop/storeroom with kitchenette, laundry, bathroom, electric panel heating and sunny sitting area that flows to paved alfresco living (unapproved) .hardwood flooring,bluestone crazy paving to sunroom.banks of large glazing welcoming north-western light.hidden internal laundry.magnificent established gardens, richly planted with tree ferns, topiary shrubs, roses, maples, climbing wisteria and fig, mini orchard, raised vegetable gardens, established palm tree and flowering magnolia.shady soft lawn with barbecue area.reverse cycle heating and cooling unit to upstairs living area.gas fireplace in sunroom.private driveway to double enclosed carport with auto roller door and interior storage.covered access to house from carport.exterior shade awnings on all north-western windows.solar hot water system.26 solar panels and two LG batteries 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 opens to the peaceful walking trails of the reserve. It is a nice stroll to the local Campbell shops, offering a great bakery and café, and the nearby independent businesses of Campbell 5, serve up a plethora of eating, dining, shopping experiences. Paranormal Wines and Sissa Sorella clothing boutique, are stand-outs. The home is also close to transport, a variety of public schools and the ANU.FINE DETAILS (all approximate): Land size: 956 m2Upstairs living size: 181 m2 (approx.)Down stairs unapproved: 81 m2 (approx.)EER: 0.0Zoning: RZ1 Build year: 1971 Rates: \$6,785.61 paLand tax: \$13,001.00 pa (investors only)UV: \$1,417,000 (2023)