

**7/112 Blamey Crescent, Campbell, ACT 2612**

home by holly

**Townhouse For Sale**

Thursday, 22 February 2024

7/112 Blamey Crescent, Campbell, ACT 2612

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 335 m2**

**Type: Townhouse**



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**\$1,200,000+**

Brimming with light and exuding a refined aesthetic, this gorgeous north facing two-bedroom villa has been thoughtfully updated and would suit young and old alike. Brilliantly situated within old Campbell, it is just a few steps from the local shops, moments from Campbell 5 and the CBD. Throw in the significant cultural monuments of Anzac Parade, ample green spaces, including Campbell walking trails, the lake and the bushland reserve of Mt Ainslie, and you have a dreamy lifestyle mix, at once buzzingly urban and peaceful bushland retreat. Part of a small complex, nestled within well-tended and easy-care gardens, the form has a welcoming Tuscan appeal and offers a rare lifestyle opportunity. Engineered timber floors, spacious living areas and practical floorplan add to the appeal of this home. Direct driveway access leads to a generous double garage, with the convenience of internal access. Glass French doors can be flung open to welcome sunshine and breezes within the generous open plan area. In one corner a contemporary kitchen has granite countertops, tiled splashback and banks of storage, with quality appliances from Smeg. A hallway and door privatises the sleeping wing and houses a hidden European laundry. The palatial master bedroom has a wall of mirrored robes for seamless storage and a generous ensuite bathroom with his and her basins. The second bedroom with built-in-robe, sits adjacent to a family bathroom and captures garden views. The spacious courtyard, partly shaded by extended awning, benefits from all day sunlight and features a paved arena, perfect for alfresco dining. Rendered walls make this is a lovely, private space to unwind, soak up the sunlight, enjoying time with family and friends, beneath the blue Campbell skies. Life on Blamey Crescent - 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 Burley Griffin. Exploring the significant memorials on nearby Anzac Parade and lingering within the iconic galleries of the War Memorial. Eating, Dining, Shopping within Campbell 5, home to Pedlar, Kiitos Café, Asian Noodle House, Sissa Sorella and Paranormal Wines, to name a few. Strolling to the local shop for great coffee or dinner at the ever popular Department of Pizza and Les Bistronomes. Or enjoying the plethora of entertainment and dining experiences within nearby Braddon and the CBD. Easy connectivity with transport at your doorstep, a variety of local schools at hand and the enviable ability to stroll into the CBD or the lake. .features.beautiful single-level, two-bedroom villa within coveted Campbell. part of a boutique and tightly held development of only 15 homes. north facing and light filled. private and quiet with no shared walls. beautifully maintained and easy-care. wonderful connection with outdoors and alfresco dining. open plan living, dining and kitchen flowing to courtyard .kitchen with quality Smeg appliances, excellent storage, granite benchtops. engineered blackbutt timber flooring. block-out blinds and privacy blinds throughout. private master bedroom with mirrored wardrobes and an ensuite with dual sinks. second bedroom with built in wardrobes. main bathroom with relaxing spa bath .European laundry. ducted gas heating. ducted electric air-conditioning. double garage with internal access. private, fully landscaped courtyard with new Colorbond fencing. a few steps from Campbell shops, offering a range of medical facilities, IGA, restaurants, cafes, vet and post office

FINE DETAILS (all approximate): Land size: 335 m<sup>2</sup> Living size: 110m<sup>2</sup> (approx.) Garage size: 38m<sup>2</sup> Total size :150m<sup>2</sup> EER: 5.0 Build year: 2000 Rates: \$2,806.23 pa UV: \$325,000 (2022) Admin: \$543.09 pq Sinking: \$37.94 pq Total: \$581.03 pq Total of 15 townhouses in the complex. Rental opinion: \$750 p/wk