

# 76 Waller Crescent, Campbell, ACT 2612



## House For Sale

Friday, 17 May 2024

76 Waller Crescent, Campbell, ACT 2612

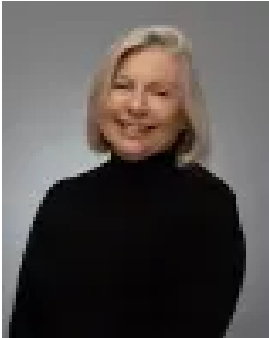
Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 763 m<sup>2</sup>

Type: House



Debbie Maddigan  
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## Auction

Please contact me on my mobile 0413621131 Nestled in the heart of a quiet neighborhood, discover a timeless gem at 76 Waller Crescent Campbell. This enchanting residence seamlessly blends modern comforts with a nostalgic ambiance, offering a truly unique living experience. Step inside to find three bedrooms, accompanied by a thoughtfully designed bathroom and a separate powder room for added convenience. The sun-kissed living room beckons with floor-to-ceiling windows, embracing the northern light that floods the space. Entertain effortlessly in the interconnected dining area and charming kitchen, where memories are made amidst views of the lush back garden. Pine floors throughout exude warmth and character, complemented by plush carpeting in bedroom three, creating a harmonious balance of style and comfort. Equipped with essential amenities such as heating and cooling, this residence also boasts a functional kitchen with ample storage and a one-car garage for added convenience. Conveniently located a short distance away from the Campbell shops, Mount Ainslie Nature Reserve, Lake Burley Griffin, restaurants and coffee shops at C5 and surrounds. The CBD, Majura Park and Lonsdale Street Braddon are only a short distance. This residence offers the perfect blend of tranquility and accessibility. Don't miss the opportunity to make this delightful property your own and embark on putting your own signature onto this property. Inclusion list:- North facing in the lounge room and third bedroom/sitting room- Three bedrooms- One bathroom- Reverse cycle heat pumps- Kitchen is functional with adequate space- One car garage - Solid wood floors in living areas- Carpet in the third bedroom - luscious gardens due to the owners green thumb- Light and airy through out- Floor size approx - Enjoy a sixties vibe Don't miss out on the opportunity to make this wonderful property your own.