

**8/139 Blamey Crescent, Campbell, ACT 2612**

home by holly

**Sold Apartment**

Saturday, 24 February 2024

8/139 Blamey Crescent, Campbell, ACT 2612

**Bedrooms: 1**

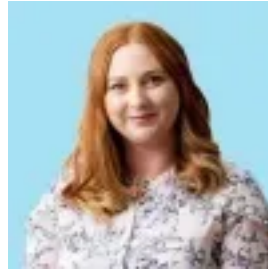
**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Holly Komorowski  
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Tenille Paul  
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**\$540,000**

#soldbyholly \$540,000It's easy to think apartments are all the same, but we know they're not! Finding an apartment that ticks all the boxes – abundant natural light, lots of space, courtyards, and a bee's knees location – is harder than it sounds! Impeccably presented, the Blamey apartment is warm and inviting, with nothing to do; simply move in and enjoy. Extending to two courtyards, this vibrant ground floor apartment is modernised with effortlessly easy living seamlessly flowing to the outdoors. Bathed in natural light there is a felt experience of openness and warmth. You can be rest assured all year round with an intercom system and split system a/c. The open-concept layout seamlessly blends the living, dining and kitchen areas, creating a harmonious flow that invites relaxation and effortless entertaining. The courtyard, an extension of the living area, is a sun-drenched oasis, making it a perfect spot to relax and enjoy a cup of coffee. The kitchen comes fully equipped with a gas cooktop, oven, dishwasher, and plenty of bench and storage space, while overlooking the light filled living areas. The bedroom has a walk-through robe and with the added benefit of fresh air and cross ventilation as it opens via glass doors to the rear courtyard. Spacious and private, it is the perfect space for relaxing. The bathroom opposite the bedroom with shower, vanity and european style laundry. A great opportunity to buy into the award winning 'Artique' complex in the highly sought-after suburb of Campbell. Architecturally designed by Terry Ring (Ring and Associates) it won the 2012 HIA Development of the Year and Master Builders Award. Perfect for first home buyers, downsizers and investors, Blamey apartment is the height of apartment living, putting comfort and convenience at your fingertips. Residents will appreciate the additional amenities, such as secure basement parking and a large lockable storage shed. 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, Kiiitos Café, Asian Noodle House, Department of Pizza, Sissa Sorella and Paranormal Wines, to name a few. Strolling to the local shop for great coffee or dinner at the ever popular La Bistronomie. 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..one bedroom apartment in a boutique Campbell complex. open plan living, kitchen and meals area. contemporary kitchen with electric oven, gas cooktop, dishwasher, stone benchtops and abundant storage space. sliding doors to two large private courtyard with paved entertaining space (total 44 sqm). reverse cycle air conditioning. bedroom with large built-in robe. bathroom with shower, toilet and vanity. european style laundry in bathroom. secure underground parking. 1m2 storage area in basement. excellent location near the Campbell Shops, C5, Hassett Park, Lake Burley Griffin and Russells offices. easy access to the City, Braddon precinct, ANU, public transport FINE DETAILS (all approximate): EER: 6.0 Built: 2012 Living size: 50 sqm Balcony: 8 sqm Front courtyard 20 sqm Rear courtyard 24 sqm Total: 102 sqm Rates: \$1,335 pa Land tax: \$1,535 pa (investors only) Admin: \$774.00 pq Sinking: \$394.00 pq Total: \$1,168.00 pq UV: \$183,600 (2023) Total number units in complex: 12 Rental Opinion: \$500 - \$520 p/week