

43 Chowne Street, Campbell, ACT 2612



Duplex/Semi-detached For Sale

Monday, 8 July 2024

43 Chowne Street, Campbell, ACT 2612

Bedrooms: 3

Bathrooms: 2

Parkings: 3

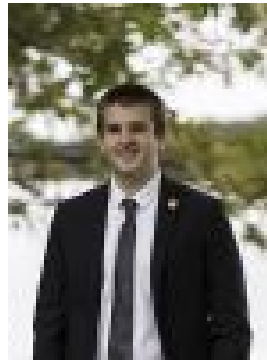
Area: 196 m2

Type:

Duplex/Semi-detached



Alec Brown
0406866007



Archie Cheeseman
0490317155

Auction 27/07/2024

Nestled in the serene streets of Campbell, this charming two-story separate title duplex home offers a perfect blend of comfort and convenience. As you approach, a canopy of established trees creates a picturesque welcome, setting the scene for a tranquil suburban retreat. When you enter the over sized entry way, you are greeted by vast open interiors bathed in natural light, thanks to strategically placed windows that invite the outdoors in. The ground floor seamlessly connects the well-equipped kitchen to a spacious family room and formal dining area, ideal for hosting gatherings or simply enjoying family time. Upstairs, three generous bedrooms provide a sanctuary away from the hustle and bustle of daily life. Each room offers ample space for rest and relaxation, ensuring comfort for every member of the family. A versatile study could act as a 4th bedroom, nursery, home office or could potentially be altered to create an ensuite and walk in wardrobe for a new master suite. Outside, a large rear deck with a pergola extends the living space, offering a perfect spot for alfresco dining or lounging in the sun. Surrounding gardens are meticulously manicured, enhancing the property's curb appeal and providing a serene backdrop for outdoor activities. Located in the heart of Campbell, this home enjoys proximity to all corners of Canberra and its surroundings, ensuring effortless access to schools, shops, and recreational facilities. Whether you seek a peaceful haven or a place to entertain, this residence promises a lifestyle of comfort and convenience in one of Canberra's most sought-after neighborhoods.

Property Features Include:

- Extended and updated separate title duplex
- Classic Campbell appeal in quiet loop street
- Oversized lounge and formal dining room
- Ample natural light filtering through the entire home
- Well-equipped kitchen fitted with Gas cooktop, electric oven and Fisher & Paykel dishwasher
- Extended family room with private garden vistas
- Three generous bedrooms all situated upstairs for a sensational segregated floorplan
- Additional separate study affords versatile usage options
- Outdoor entertaining area is perfect for you to host a dinner party or enjoy an outdoor sanctuary
- Meticulously maintained and manicured established gardens
- Secure double carport with automatic roller door plus additional enclosed single carport
- Gas heating in lounge room
- Reverse cycle split system in family room and two rooms upstairs
- Friendly neighborhood surrounded by updated residences
- Living: 196.45sqm
- Carport & Toolshed: 68.93sqm
- Block: 690sqm
- EER: 3.0
- Rates: \$6,274.62pa
- Land Tax: \$13,512pa (Investors only)
- UV: \$1,104,000 (2023)

Close proximity to:

- C5 precinct
- Canberra CBD
- Australian National War Memorial
- Russel & ASIO
- Australian Defence Force Academy/Duntroon
- St. Thomas More's Primary School
- Campbell Primary School
- Canberra Grammar School
- Campbell High School
- Local sporting ovals, parks and recreational centres
- Mount Ainslie Nature Reserve
- Lake Burley Griffin

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.