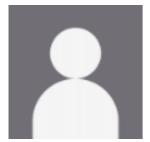
12 Gellibrand Street, Campbell, ACT 2612 House For Sale



Wednesday, 8 November 2023

12 Gellibrand Street, Campbell, ACT 2612

Bedrooms: 4 Bathrooms: 3 Parkings: 3 Area: 970 m2 Type: House



Julie Castrission

Contact Agent

The delightful view from the living area past the sparkling blue pool will draw your focus to the fountain at Lake Burley Griffin, hot-air balloon events, and the Brindabellas. Located in the sought-after suburb of Campbell, you are within walking distance of restaurants and cafes. Close by you'll also find Mt Ainslie, local walking trails with abundant local birdlife, Lake Burley Griffin, and the nature reserve with back-gate access. This home is also close to quality schools and the Russell and Campbell Park Offices. This 4-bedroom home offers lifestyle and luxury. The modern kitchen along with the open-plan family and dining areas make the most of the stunning view. The separate formal lounge room is ideal for entertaining or use as a quiet space. The separate study with garden views is perfect if you need to work from home. The entertainment area, including a luxury self-contained pool house and a contemporary designed pool, takes this home to the next level. The open plan award-winning kitchen plus dining, living and bathroom means you'll always have space for family and visitors as well as entertaining. The pool house provides a luxury escape and extra living space on your doorstep. While you might be buying in Canberra's Inner North, this location is a rare find; it not only offers a lifestyle opportunity, but a luxury family home not often found. Call Julie today for a private viewing. Entry Digital front door lockSpacious2 deep lined cupboards, plus large coat cupboardKitchen3m stone benchtop with waterfall edge and breakfast barMiele induction cooktop, oven, and dishwasherPlumbed 2-door fridgeGenerous storage with full-height kitchen cupboardsLarge appliance area with roller doorPull-out pantry, and BLUM soft close drawersSkylight above kitchen benchDining & Family Room - Open Plan Stunning viewsIntegrated entertainment unitCeiling fans and Reverse cycle ACElectric BlindsFormal Lounge Large NE facing roomLopi Gas log fireplaceAbundant natural lightMain Bedroom SpaciousWalk-in-robeSeparate full-height built-in wardrobesBuilt-in make-up desk and Hollywood-style mirrorCeiling fanEnsuiteCustom built vanity and storageRinnai instant hot waterTastic and heated towel railSpacious shower with integrated seat3 Bedrooms Built-in robesCeiling fans and ducted reverse cycle ACDucted underfloor gas heatingFamily Bathroom Spa bath and separate showerTastic and heated towel railView to pool area and beyondSeparate toiletStudy Private study with garden/street views3 workstations and generous storageLaundryModern European LaundryLarge single sinkSpace for washing machine and dryerHouse FeaturesSolid Spotted Gum timber flooring, with underfloor insulationElectric blinds (7)Double glazing throughout (excluding the front North facing window)Rinnai instant hot water system, with individual temperature adjustments Ducted Daikin reverse cycle AC to all bedrooms and StudySeparate Daikin AC system for main BedroomPool House / Entertainment Area North facingDouble glazed throughoutDouble glazed concertina glass doors opening to pool areaFujitsu reverse cycle ACPrivacy blindsEasily converted to granny/teenage accommodationOpen plan modern kitchen, dining, and living room MBA Award Winning kitchenStone kitchen bench with built-in breakfast barGenerous storageTwin skylightsGas cooktop and Miele oven and dishwasherAppliance cupboardSeparate shower and toilet, with direct access from poolSeparate Rinnai instant hot water heater3 Car GarageTandem parkingFront and rear accessElectric door - B&D SectionalOutside Features Pool - Solar heated, contemporary 11 x 4 m salt-water pool with fountain Solar system - 7.88kw (25 solar panels)3 Electric VergolasEuropean travertine paversWater tank - 6000 LitresEstablished, manicured easy care gardenIrrigation - Electric drip and spray irrigationSecurity - 8 point security cameras with smart phone monitoringAccess to rear reserve (ACT Govt designated as Urban Open Space) Under-house storage Storage Shed3-phase electricity