

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 lock
Spacious 2 deep lined cupboards, plus large coat cupboard
Kitchen 3m stone benchtop with waterfall edge and breakfast bar
Miele induction cooktop, oven, and dishwasher
Plumbed 2-door fridge
Generous storage with full-height kitchen cupboards
Large appliance area with roller door
Pull-out pantry, and BLUM soft close drawers
Skylight above kitchen bench
Dining & Family Room - Open Plan Stunning views
Integrated entertainment unit
Ceiling fans and Reverse cycle AC
Electric Blinds
Formal Lounge Large NE facing room
Lopi Gas log fireplace
Abundant natural light
Main Bedroom Spacious
Walk-in-robe
Separate full-height built-in wardrobes
Built-in make-up desk and Hollywood-style mirror
Ceiling fan
Ensuite Custom built vanity and storage
Rinnai instant hot water
Tastic and heated towel rail
Spacious shower with integrated seat
3 Bedrooms Built-in robes
Ceiling fans and ducted reverse cycle AC
Ducted underfloor gas heating
Family Bathroom Spa bath and separate shower
Tastic and heated towel rail
View to pool area and beyond
Separate toilet
Study Private study with garden/ street views
3 workstations and generous storage
Laundry Modern European Laundry
Large single sink
Space for washing machine and dryer
House Features Solid Spotted Gum timber flooring, with underfloor insulation
Electric 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 Study
Separate Daikin AC system for main Bedroom
Pool House / Entertainment Area North facing
Double glazed throughout
Double glazed concertina glass doors opening to pool area
Fujitsu reverse cycle AC
Privacy blinds
Easily converted to granny/teenage accommodation
Open plan modern kitchen, dining, and living room
MBA Award Winning kitchen
Stone kitchen bench with built-in breakfast bar
Generous storage
Twin skylights
Gas cooktop and Miele oven and dishwasher
Appliance cupboard
Separate shower and toilet, with direct access from pool
Separate Rinnai instant hot water heater
3 Car Garage Tandem parking
Front and rear access
Electric door - B&D Sectional
Outside Features Pool - Solar heated, contemporary 11 x 4 m salt-water pool with fountain
Solar system - 7.88kw (25 solar panels)
3 Electric Vergolas
European travertine pavers
Water tank - 6000 Litres
Established, manicured easy care garden
Irrigation - Electric drip and spray irrigation
Security - 8 point security cameras with smart phone monitoring
Access to rear reserve (ACT Govt designated as Urban Open Space)
Under-house storage
Storage Shed
3-phase electricity