

**26 Jacka Cres, Campbell, ACT, 2612**



**House For Sale**

Thursday, 1 August 2024

26 Jacka Cres, Campbell, ACT, 2612

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## Nestled on the High Side of Jacka Crescent

### What you see:

Sunday brunch on your North-facing deck with views over private gardens towards Mount Ainslie. An extended residence offering classic period charm and character balanced by clever renovations, making this home feel exactly that.

### What we see:

Charm in spades and a location that's hard to beat.

### See more:

Three bedroom (plus studio), two bathroom double brick home in lovely tree-lined street

Expansive 674m<sup>2</sup> block

Light-filled with the main living area and master bedroom facing North

Large 20m<sup>2</sup> modern and newly renovated studio, offering boundless opportunity

Established gardens that can be enjoyed from every window

Main bedroom with ensuite and walk-in robe

Ensuite extension is large, light & fresh with full-height tiling & quality fittings

Large second bedroom with built-in robe and room for a study nook or sitting area

Extended living room with sliding door to front deck

Generous entry foyer with coats cupboard

Charming kitchen with timber accents, electric cooking, dishwasher

Main bathroom with bath

New carpets installed

Ducted gas heating throughout home

Under-house storage

Views to Mount Ainslie

Carport to front of home

Ample additional off-street parking options

Within 2 minutes walk to Campbell Shops

Within 5 minutes walk to Campbell 5

Within 4 minutes drive to Canberra Airport

Within 3 minutes drive to Russell Business precinct

Within 10 minutes walk to Canberra City Centre

Total Living: 147m<sup>2</sup>

Block Size: 674m<sup>2</sup>

Built: 1960's

Extended: 2000, studio renovated in 2024

EER: 2.5

Rates: \$5,812 p.a (approx.)

Land Tax: \$10,960 p.a (approx. only applicable if rented)

UCV (2024): \$1,220,000

Rental Appraisal: \$900 - \$950 p.w.

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