

44 Blamey Crescent, Campbell, ACT, 2612



House For Sale

Thursday, 12 September 2024

44 Blamey Crescent, Campbell, ACT, 2612

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House

Sun filled single level living in the heart of the Inner North!

What you see:

Walking distance to some of the best schools and the best coffee that the Inner North has to offer. A family centric location, underpinned by premium land holdings and historic Canberra appeal. Room to grow the family, in a suburb and street you will adore for years.

What we see:

An opportunity to secure your foothold in the tightly held suburb of Campbell.

See more:

Three bedroom Canberra-red brick home in Campbell

Built in robes to all bedrooms

Formal lounge room, extended, with study nook area and gas fireplace

Formal dining room

Extended sunroom or fourth bedroom/home office

Bathroom, renovated, with separate WC

Laundry with external access

Stand alone original garage

Rear deck with ramp

Established surrounding gardens

Scope to live in as is, renovate or redevelop

Within 10 minutes' walk to Campbell 5

Within 8 minutes' walk to Campbell shops

Within 5 minutes' drive to Canberra City Centre

Within 8 minutes' drive to Canberra Airport

Within 8 minutes' drive to Kingston Foreshore

Living Size: 139.4m²

Garage: 21m²

Block size: 734m²

EER: 0.5

Rates: \$5,080 per annum

Land Tax: \$9,432 per annum (Applicable only if rented)

UCV: \$1,021,000

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