

**3/126 Blamey Crescent, Campbell, ACT, 2612**



**Townhouse For Sale**

Wednesday, 6 November 2024

3/126 Blamey Crescent, Campbell, ACT, 2612

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: Townhouse**



Louise Harget

## A Rare Opportunity in Exclusive Campbell: Stunning Townhouse Living

Introducing a sophisticated, boutique development of only six bespoke townhouses, ideally sited between the vibe of both local shops, nature reserve land and the lake walking tracks. This is a unique opportunity to secure your place in one of Canberra's most prestigious locales, perfectly suited to Defence personnel, those appreciating easy and fast Airport access, and a high quality low energy use home.

This as new residence has been meticulously crafted with the finest finishes, including a huge recent transformation with Blackbutt timber flooring installed throughout the living areas and ground level master bedroom suite. Double glazed throughout and with excellent insulation, honeycomb blinds and privacy film on all windows, this is an efficient smart home.

The ground level offers open-plan living that flows effortlessly through to a sun-drenched, private courtyard – your perfect retreat for alfresco dining, relaxation, and entertaining. The recently added Vergola provides shade and protection, ensuring this outdoor space is useable year-round. The master suite on this level is a sensible design, meaning effectively you can live happily on the single level, sending visitors and kids upstairs to the additional two queen bedrooms, study nook and main bathroom. The kitchen is well-appointed, with induction cooktop, custom storage to the pantry, long stone island bench and plumbing in place for the refrigerator.

Practicality meets prestige with a four-car garage and additional storage under the living area, plus a separate workshop room/ or possible gym. This oversized basement offers such flexibility of use.

This property offers low-maintenance, luxury living in a highly exclusive and well-connected neighbourhood, just moments from both the newly expanded Campbell shops and major transport links.

\* Double glazed throughout, quality honeycomb blinds, Verishade curtains to living, ducted zoned heating + cooling, 2.7m ceilings

\* Ceiling fans + exterior blinds + exterior fan

\* Electric cooking, Rinnai hot water

\* Powder room to lower level, re-furbished laundry

\* Main bedroom on ground level, large walk in, under stair storage, barn door to robe, large ensuite with custom vanity and skylight

\* Solar skylights to living room and stairwell

\* Private street access to landscaped front garden, large light filled entry foyer with coat cupboard

EER: 4.5

Strata: \$1,852.56pq (approx.)

Rates: \$3,769pa (approx.)

Land Tax: \$5,911pa (approx.)

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