

## Campbell, 22 Jacka Crescent

### Prime Location

This unique family home has so much to offer including multiple sun-filled north-facing living areas, high ceilings, gas ducted heating and evaporative cooling. Outside, a paved area expands your entertaining area and there is also a spacious double garage with ample storage.

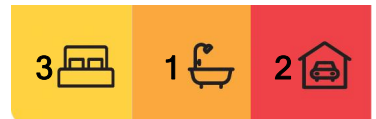
Located within walking distance to schools, shops and parkland; this property has both charm and appeal and offers the perfect opportunity for a family.

#### Features include:

- Sun filled three bedroom brick home
- Elevated, north-facing home with views to Mt Ainslie
- Gas ducted heating and ducted evaporative cooling
- Double garage with ample storage



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



#### For Lease

Please Call

#### View

[ljhooker.com.au/2A1VFHK](http://ljhooker.com.au/2A1VFHK)

#### Contact

**Tara Munro-Smith**

0428 025 408

[tara.munro@ljhcanberracity.com.au](mailto:tara.munro@ljhcanberracity.com.au)

**Stacie Baker**

0404 365 887

[Stacie.baker@ljhcanberracity.com.au](mailto:Stacie.baker@ljhcanberracity.com.au)

EER ★★★★★

**LJ Hooker Canberra City**  
**(02) 6249 7700**

- Tree lined street
- Convenient to local shops, transport and City
- Close to fitness and dog park

No current EER

Perfectly positioned on the high side of a tree-lined street, with views to Mt Ainslie, surrounded by quality homes, a short walk to Campbell Village shops, popular walking trails, the dog-park or the new C5 shopping precinct.

This property does not comply with the minimum ceiling insulation standards.

#### Suburb Snapshot

The suburb of Campbell is named after Robert Campbell, the owner of Duntroon station on which Campbell is now located. Many buildings built by Robert Campbell and his family are still standing around Canberra, including Blundell's Cottage, St John the Baptist Church, Reid, Duntroon House (now part of RMC Duntroon) and Yarralumla House (now Government House).

Located in Campbell are the Australian War Memorial, Royal Military College, Duntroon, the Australian Defence Force Academy, and the CSIRO Corporate Headquarters

#### Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER CANBERRA CITY does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

#### PETS:

Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises.

#### RENTING BOOK:

A copy of The Renting Book can be found at: <https://justice.act.gov.au/renting-book>



**LJ Hooker Canberra City**  
**(02) 6249 7700**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

## More About this Property

<b>Property ID</b>	2AIVFHK
<b>Property Type</b>	House
<b>Including</b>	Balcony Outdoor Entertaining Built-in-Robes

### Tara Munro-Smith

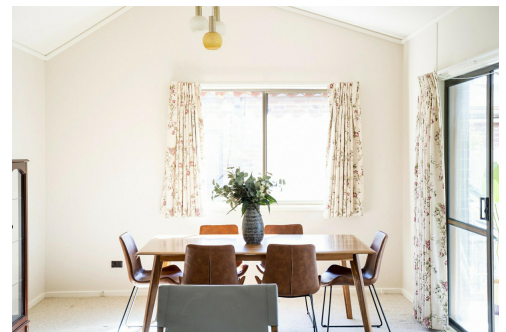
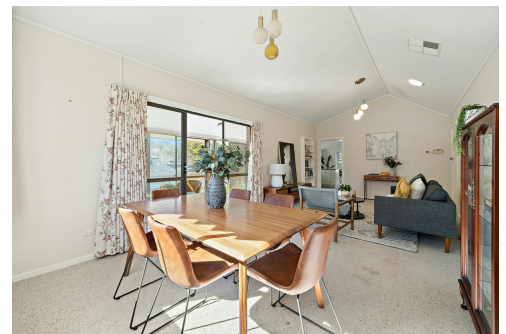
Senior Property Investment Manager - ACT Licensed Agent |  
tara.munro@ljhcanberracity.com.au

### Stacie Baker

Business Development Manager - Head of Property Management |  
Stacie.baker@ljhcanberracity.com.au

### LJ Hooker Canberra City (02) 6249 7700

1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601  
canberracity.ljhooker.com.au | canberracity@ljhooker.com.au



**LJ Hooker Canberra City**  
**(02) 6249 7700**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.