



11 Vasey Crescent, Campbell

4 3 2

## Timeless Family Home with Versatile Living & Park Views

Auction Location: On Site

Perfectly positioned opposite tranquil parkland, this expansive traditional family home is a rare opportunity offering timeless elegance, modern comfort and versatile living options. Showcasing classic charm with parquet flooring, an elegant fireplace and oversized picture windows, the home boasts a seamless blend of formal and informal living spaces filled with natural light and traditional features that add richness and character.

The generous main bedroom is a true retreat, complete with a spacious dressing room and luxurious ensuite. Three additional bedrooms all feature built-in wardrobes, providing practical storage without compromising on style or space.

The heart of the home is a functional kitchen featuring a breakfast bar, ideal for casual meals and entertaining. Flowing from the kitchen and living areas, a large outdoor deck overlooks beautifully established gardens and a private backyard, perfect for relaxing or hosting gatherings.

**FOR SALE**

Auction 27/09/2025

**AGENTS**

Stephen Thompson  
0418 626 254  
stephen.thompson@ljhmanuka.com.au

**AGENCY**

LJ Hooker Manuka  
(02) 6239 5551

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.

**LJ Hooker**

A dedicated study provides a quiet and private workspace, ideal for professionals working from home or students seeking a focused environment, adding even more flexibility to the home's thoughtful layout.

Downstairs, a fully self-contained wing offers a wealth of additional living space. Accessible internally or via a private external entry, this level includes a bedroom, sitting area, rumpus room, media room, bathroom, and even a sauna, ideal for extended family, guests, or dual-living potential.

Year-round comfort is assured with ducted gas heating, ducted evaporative cooling, a charming open fireplace, and a split system air conditioner, ensuring every season is enjoyed in comfort and style.

This substantial residence offers flexibility, lifestyle, and location, making it a must-see for families seeking space and quality in a tightly held pocket.

- Prime position opposite parkland with panoramic city views
- Traditional character with parquet flooring, fireplace & elegant detailing
- Main bedroom with dressing room & ensuite
- Three additional bedrooms with built-in wardrobes
- Multiple living areas, formal & casual
- Oversized picture windows throughout
- Functional kitchen with breakfast bar
- Expansive outdoor deck overlooking established gardens
- Ducted gas heating
- Evaporative cooling
- Open fireplace
- Double glazed windows
- 5 minute walk to the lake, cafes restaurants and many amenities available in the new "C5" development.
- Self-contained lower level with separate entrance, bedroom, living area, media room, sauna
- Perfect for multigenerational living or a flexible home office setup.

**Disclaimer:**

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.

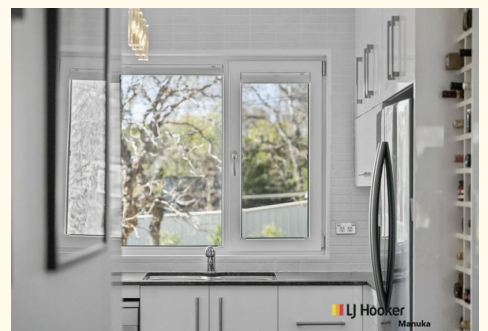


## MORE DETAILS

Property ID 1U51FMF  
Property Type House  
House Size 255 m2  
Land Area 911 m2  
EER 0.5  
Including Study  
Air Conditioning  
Ducted Cooling  
Ducted Heating  
Evaporative Cooling  
Fire Place  
Outdoor Entertaining  
Floorboards  
Built-in-Robes  
Secure Parking  
Liveability

**Stephen Thompson 0418 626 254**  
Proprietor and Property Consultant |  
[stephen.thompson@ljhmanuka.com.au](mailto:stephen.thompson@ljhmanuka.com.au)

**LJ Hooker Manuka (02) 6239 5551**  
20 Bougainville Street, MANUKA ACT 2603  
[manuka.ljhooker.com.au](http://manuka.ljhooker.com.au) | [manuka@ljhmanuka.com.au](mailto:manuka@ljhmanuka.com.au)



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.



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.