



32 Elliott Street, Campbell

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Sunny 1960s Home in the Heart of Campbell

Auction Location: On Site

Lovingly maintained since it was built in the early 1960s, this brick veneer home offers timeless character, a sunny northerly aspect, and an unbeatable location in one of Canberra's most sought-after suburbs.

Set on a private block with a sun-drenched north-facing backyard, the home is filled with natural light and a welcoming sense of warmth. The three bedrooms all feature built-in robes, and the interiors are beautifully presented, a testament to the owner who cared for the home with pride for 38 years.

Whether you're looking to move straight in, update over time, or take advantage of the block's excellent potential for extension, this property represents an ideal entry opportunity in Campbell.

Features include:

- Brick veneer construction with classic 1960s charm
- Three bedrooms, all with built-in robes
- North-facing rear yard; private, sunny, and secure

FOR SALE
Auction

AGENTS

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AGENCY

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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

- Impeccably maintained by the previous owner
- Neat and comfortable, ready to move in or renovate
- Great potential for future extension or improvement
- Single brick garage would convert beautifully to studio space
- The home faces out onto a beautiful green space across the road
- Short walk to local shops, schools, and cafes
- Easy access to Russell Offices, the Parliamentary Triangle, the City, and Lake Burley Griffin

Move in now and be settled in your new Campbell home in time for Christmas, ready to enjoy summer afternoons in the sunny backyard and the convenience of this central, leafy location.

Campbell offers a unique combination of lifestyle and convenience - a peaceful, established setting right on the doorstep of the city. Homes like this rarely come to market, especially in such an enviable location.

Other detail:

- Block size; 679sqm
- UV; \$1,100,000
- Living size; 103sqm
- Rates; \$1,533 per quarter
- Land Tax; \$2,553.75 per quarter IF RENTED
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MORE DETAILS

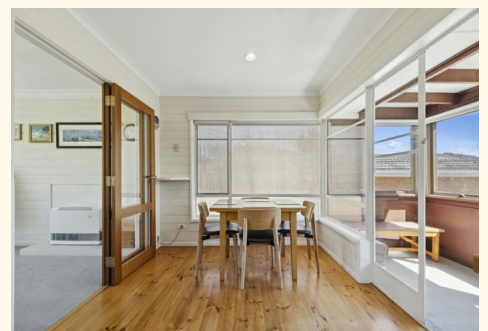
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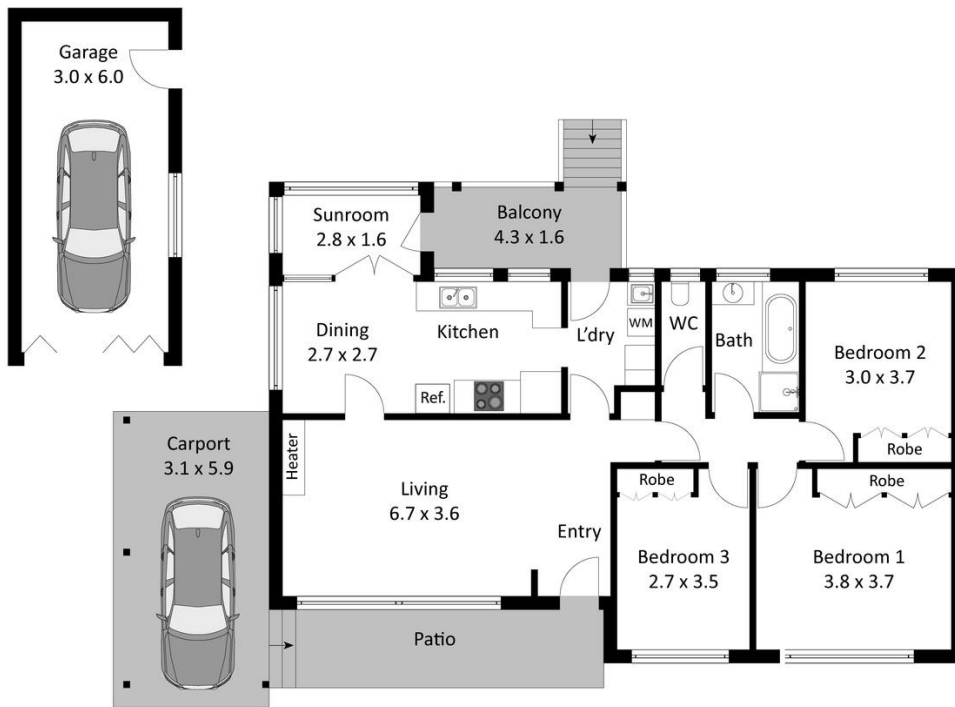
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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