







53 Cobby Street, Campbell

Prestige, Position & Potential Opposite Nature Reserve Parkland

Pristine and beautifully cared for and offered to the market for the first time in over 60 years, this thoughtfully designed mid-century residence showcases a combination of timeless character and excellent design features in an exceptional lifestyle setting.

Positioned directly opposite a peaceful reserve and situated on an expansive 811m² parcel of land, this four-bedroom home with three bathrooms and a separate study presents a rare opportunity to secure a substantial landholding in one of Campbell's most tightly held and sought-after enclaves.

The home offers a serene lifestyle just moments from the City, Lake Burley Griffin and the Parliamentary Triangle, delivering the perfect balance of tranquillity and convenience.

Nature lovers will be well suited to this property. With only the quiet street itself separating the front yard of this relaxed property from the Mount Ainslie reserve, the new owners can enjoy a seamless integration of comfortable, convenient urban living against a backdrop

4 3 1

FOR SALE
$1,675,000 - $1,750,000

VIEW
By Appointment

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.

of Australia's stunning wilderness.

A welcoming entry introduces a well-considered single-level floorplan, where multiple living zones cater effortlessly to both family living and entertaining. The formal lounge, positioned at the front of the home, captures picturesque views across the reserve, while a separate living room provides additional flexibility and privacy.

A dedicated dining area connects seamlessly to the kitchen, which retains its charming retro appeal and is equipped with quality appliances including a Miele induction cooktop, dishwasher and electric oven.

The generously proportioned primary suite is enhanced by a beautiful bay window, built-in robes and a well-appointed ensuite. A separate study offers an ideal work-from-home space and flexibility.

Three additional bedrooms, all with built in robes are privately positioned in their own wing and serviced by two well-maintained original bathrooms.

Year-round comfort is assured with ducted heating and cooling throughout.

Filled with natural light and immediately comfortable as is, the home also presents exciting scope to renovate or further enhance, allowing you to capitalise on its exceptional position, generous proportions and established surrounds.

Positioned in the heart of blue-chip Campbell just minutes from Canberra's CBD, this home offers outstanding proximity to quality schooling, the vibrant Campbell 5 precinct, Russell Offices and an array of nearby parks and walking trails including Hassett Park and Mount Ainslie, all complemented by convenient access to public transport for easy commuting.

Features:
- Prime position directly opposite reserve with tranquil, leafy outlooks
" Generous 811m² parcel in a tightly held location
- Single-level, family-friendly design
- Four bedrooms plus separate study/home office
- Spacious primary suite with bay window, ensuite & walk in robe
- 3 Bedrooms with built in robes
- Multiple living areas including formal lounge and separate family room
- Dedicated dining area adjoining kitchen
- Original kitchen with quality, Miele induction cooktop, Miele dishwasher & Electric oven
- Three bathrooms offering flexibility for families
- Laundry with direct access to rear yard
- Excellent storage throughout
- Ducted heating and cooling
- Comfortable as is with outstanding renovation potential
- Unimproved Value (UV): $1,350,000 (2025)
- Moments to Campbell 5, Russell Offices, Lake Burley Griffin & Parliamentary Triangle
- Situated in one of Canberra's most prestigious inner-north suburbs

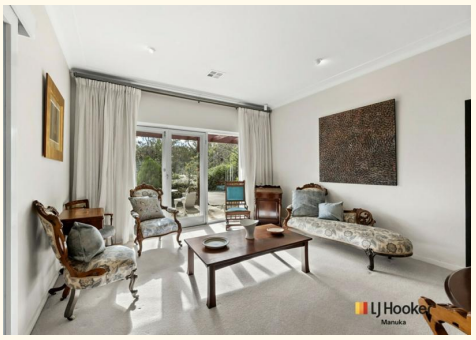
Key Figures: (approximations)
EER: 1
Rates: $1,845.40 pq
Land Tax (for investors only): $3,975.12 pq
Internal Living: 207.58 sqm
Carport & Workshop: 24.10 sqm
Block Size: 811 sqm

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.

UV: $ 1,350,000 (2025)
Year Built: 1963

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	1UT8FMF
Property Type	House
Land Area	811 m2
EER	1
Including	Study
	Ducted Cooling
	Ducted Heating
	Dishwasher
	Built-in-Robes
	Liveability
	Single level
	Oppostie reserve
	Study
	Multiple Living Areas

Stephen Thompson 0418 626 254
Proprietor and Property Consultant |
stephen.thompson@ljhmanuka.com.au

LJ Hooker Manuka (02) 6239 5551
20 Bougainville Street, MANUKA ACT 2603
manuka.ljhooker.com.au | 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.

LJ Hooker
Manuka



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.

53 Cobby St, Campbell

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