

1 Frome Street, Narrabundah, ACT 2604



House For Sale

Sunday, 10 December 2023

1 Frome Street, Narrabundah, ACT 2604

Bedrooms: 4

Bathrooms: 3

Parkings: 5

Area: 1221 m2

Type: House



Josh Morrissey
0437799234



Katrice Velnaar
0411449071

By Negotiation

Viewings By Appointment What you see: Intelligently designed across one expansive single level, this multigenerational floor plan offers a meticulous and well thought out design. There is a sense of tranquility throughout the home, with a stunning courtyard allowing natural light to fill the key areas of the home all day long. The large covered alfresco and kitchen area overlooks meticulously crafted landscaping, which is low maintenance but offers a peaceful setting and room for the kids to play. Framed by beautiful Chinese elms, the street exudes a strong sense of community and charm that this idyllic location is known for. What we see: All of the hallmarks of a beautifully crafted family home with no amenity spared, in a picturesque tree lined street. See more: Northerly appointed Single storey, architecturally designed residence Chef's kitchen with waterfall stone benchtop, custom joinery and butler's pantry Miele Appliances include an induction cooktop with additional gas burner, electric oven and dishwasher Master bedroom with expansive dressing, ensuite with dual vanities and wall mounted bidet Three additional bedrooms, two with built-in robes and an additional dressing room Integrated indoor/outdoor living featuring covered and opened alfresco with built in BBQ, pizza oven and outdoor courtyard High end bathroom with dual vanities, freestanding bath with two powder rooms Flexible floor-plan with multiple living areas Ducted reverse cycle heating and cooling Hydronic In-slab heating Gas fire-place in the lounge and family room Tiled and carpeted flooring throughout Rumpus/games room with a bar Theatre room with sound-proofing Separate study with sound-proofing Double glazed windows Plantation shutters Laundry Fully landscaped and reticulated gardens Single and double car garage with kitchenette, powder room and wine & salami pantry Dual access driveways with ample off-street parking CCTV with full external coverage Within 2 minutes' drive to Narrabundah College Within 2 minutes' drive to iconic Fyshwick Markets Within 2 minutes' drive to Narrabundah Playing Fields Within 4 minutes' drive to Manuka CBD Within 5 minutes' drive to Canberra Grammar School Within 5 minutes' drive to Old Kingston Within 6 minutes' drive to Kingston Foreshore and Lake Burley Griffin Within 7 minutes' drive to Canberra Girls Grammar School Within 11 minutes' drive to Canberra CBD Total GFA: 455m² Total Living: 360m² Single Garage: 28m² Double Garage: 66m² Block size: 1221m² Built: 2018 EER: 5.0 Rates: \$5,574 p.a Rental appraisal: \$1,550 - \$1,650 p.w Land tax: \$10,463 p.a UCV (2023): \$1,200,000 Disclaimer: The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.