

1 Yamba Place, Narrabundah, ACT 2604



House For Sale

Friday, 1 March 2024

1 Yamba Place, Narrabundah, ACT 2604

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 892 m2

Type: House



Leanne Palmer
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Tom Palmer
0439567852

AUCTION

With all the charm of the original cottage, 1 Yamba Place is an opportunity that doesn't come up often. On a large 892sqm parcel of flat land the existing home would only need a few upgrades to allow easy care living in the heart of the Inner South, a chance to secure a property at entry level for future capital and or development improvement. Or, if looking for a level block of land devoid of any protected trees, this site has the potential to build your new amazing dream home.* Large original character cottage which could easily be extended to increase bedrooms/living space * Corner block of 892sqm* 3 bedroom home, all rooms are large* North facing living overlooking tree lined street* The large kitchen is located at the rear with access to the rear pergola and deck for outdoor enjoyment* Large back yard for potentially extending the property and still having space for a pool or building a granny flat* Double carport to the side of the property* Excellent location close to local and quality schools including St Edmunds College, St Clair's College, Narrabundah College, St Benedicts Narrabundah, Narrabundah and Griffith Shops and walking distance to Fyshwick Fresh Food MarketsLiving Size: 127sqm (approx.)Land Size: 892sqm (approx.)Rates: \$4,325 (approx.)UCV: \$875,000 (2023)Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.