

# 111 Walker Crescent, Narrabundah, ACT 2604

## House For Sale

Thursday, 14 December 2023



111 Walker Crescent, Narrabundah, ACT 2604

**Bedrooms:** 5

**Bathrooms:** 4

**Parkings:** 2

**Area:** 1076 m2

**Type:** House



Jeremy Grobden

0261741282

## Auction 20/01/2024

Upon email inquiry you'll receive the contract of sale, building & pest report plus price guide. Welcome to this charming 4-bedroom house located in the serene neighbourhood of Narrabundah. One thing you'll immediately notice the delightful 1960's ambiance that permeates throughout this well-kept property. Situated on a generous 1076m<sup>2</sup> block of land, this home offers ample space and privacy. The versatile floorplan provides multiple break out spaces. The three additional bedrooms are perfect for a growing family or for hosting guests. The native-style garden attracts the local birdlife, is well-established and meticulously maintained, adds a touch of natural beauty to the property. It's the ideal setting for enjoying lazy afternoons or hosting gatherings with loved ones. In addition to the single garage, there is an attached office/bedroom with a convenient kitchenette and bathroom. This extra space can be used as a home office, a guest suite, or even a teenager's retreat. For those seeking a unique touch, a 1-bedroom yurt is nestled at the back of the property. This cosy and charming space offers a tranquil escape from the daily hustle and bustle, providing a perfect spot for relaxation or creative endeavours. Also an excellent source of extra income when tenanted. Located in a quiet street, this house offers a peaceful environment while still being conveniently close to Narrabundah College. It's the perfect combination of tranquility, and accessibility. With its private and well-established yard, this property truly offers a retreat from the fast-paced city living. Whether you're enjoying the serenity of the garden, working in the office/bedroom, or seeking solace in the yurt, this house provides a haven for those looking to unwind and recharge. Don't miss the opportunity to make this delightful 4-bedroom plus yurt, your new home. Experience the charm of the 1960s, the peace of the country-style garden, and the convenience of its location, every single day.

**The Perks:**

- Single-level floorplan, free-standing separate title home
- Tightly held pocket of Narrabundah, minutes stroll to transport and schools
- Within Narrabundah College catchment area
- Age: 60 years (built in 1963)
- EER (Energy Efficiency Rating): 5 Stars

**The Numbers: (Approx)**

- Internal Living: 190m<sup>2</sup>
- Internal Living Yurt: 54m<sup>2</sup>
- Block: 1076m<sup>2</sup>
- U.V: \$974,000
- Rates: \$5097p.a.
- Conservative rental estimate (unfurnished): \$750p.w. House \$460pw Yurt

**Inside:**

- Great family floorplan with choice of separate living areas
- Good sized Retro kitchen with garden views
- Dining area seamlessly flows to outdoor entertaining space and garden
- Ducted heating • Evaporative cooling
- Single garage with ample off street parking
- Yurt: • Excellent separate space or income generator at \$460pw.
- Easy care and low maintenance gardens
- Fully self contained

**Built in 2018**

**Outside:**

- Large alfresco perfect for entertaining family and friends
- Large eco friendly backyard for the kids and pets to play
- Easy care and low maintenance gardens

Narrabundah is one of South Canberra's most versatile and desired suburbs. With easy access to Canberra Avenue Drive and the Monaro Highway - nothing is difficult to access. With your choice of Griffith or Narrabundah shops close by, you can choose from a wide array of cafes, barbers and more, all within 1 km plus, in nearby Manuka, a plethora of local shops, cafes, restaurants and Coles. To assist the kids, St Benedicts Primary School, Narrabundah Early Childhood school and an array of local services are all close by.

**Disclaimer:** The material and information contained within this marketing is for general information purposes only. The Property Collective does not accept responsibility and disclaims 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.