

117 Walker Crescent, Narrabundah, ACT 2604

House For Sale

Saturday, 27 April 2024



117 Walker Crescent, Narrabundah, ACT 2604

Bedrooms: 5

Bathrooms: 2

Parkings: 1

Area: 803 m2

Type: House



Bree Currall
0262959911



Louise Harget
0261031063

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Privately set back from the street, this large family home holds wonderful position in one of Canberra's most highly sought-after suburbs, surrounded by quality schools, parks and greenspaces, and brilliant arterial road access, all right at the doorstep of thriving Manuka and Kingston. Polished floorboards flow through the generous floorplan, with living spaces including a large formal lounge room with fireplace and separate dining room opening out to an elevated deck. The kitchen has enough space to accommodate a meals area and is well equipped with gas hob, plenty of bench space, lots of storage and a light and airy feel. The 5 bedrooms are well separated, adding a layer of privacy to the accommodation, with the main bedroom also enjoying multiple built-in robes and an ensuite. The additional bedrooms share the use of the main bathroom, complete with bathtub, as well a convenient separate toilet. An internal laundry, single lock up garage and large external storage shed round out this spacious family home, perfect for the large or growing family looking to immerse themselves into this wonder Inner-South community.* 5 bedrooms, 2 bathrooms and 1 car lock up garage* Large lounge room with fireplace and separate dining room opening out to elevated deck* Large open kitchen with plenty of bench space, gas hob, loads of storage, and overlooking deck* Main bedroom enjoys multiple built-in robes and ensuite + 4 additional good-sized bedrooms* Main bathroom with bathtub, and shower over, + convenient separate toilet* Recently updated ducted heating and cooling, polished floorboards throughout* Solar panels - 3.04kW system* Single lock up garage, internal laundry, and additional storage shed* Prime location with easy school catchment; Narrabundah College, St Bedes, Telopea Park School, St Edmunds + St Clare's Colleges Rates: \$4,750pa (approx.) Land Tax: \$8,743pa (approx. if rented out) UCV: \$901,000 (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.