

12 Looranah Street, Narrabundah, ACT 2604



House For Sale

Friday, 12 April 2024

12 Looranah Street, Narrabundah, ACT 2604

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 684 m2

Type: House



Bree Currall
0262959911



Chloe Lindbeck
0262959911

AUCTION

Introducing this charming 4-bedroom home nestled on a generous 684sqm plot in an enviable location within a vibrant neighborhood. Positioned perfectly, this residence seamlessly blends convenience with comfort. Upon entry, you're greeted by a bright open-plan living and dining area, flooded with natural light and centered around a quaint wood burner fireplace, ideal for intimate gatherings. Pine timber floors throughout add to the inviting ambiance. The well-appointed kitchen boasts plentiful cupboard space, a spacious pantry, electric cooking facilities, and a dishwasher, ensuring both functionality and style. The master bedroom features built-in wardrobes and a dedicated reverse cycle air conditioner, ensuring comfort throughout the seasons. Three additional bedrooms, two with built-in wardrobes, provide ample space and sunlight. Two bathrooms, one with a bathtub, cater to family needs or guest accommodation. A separate laundry with hanging space and hallway storage adds to the home's functionality. Outside, a spacious entertaining deck overlooks the large flat backyard, ideal for outdoor dining and gatherings. A double lock-up garage with extra storage shelves and workshop space completes the package. Just a short stroll away from shops and a stone's throw from Griffith, Manuka, and Kingston, residents have access to an array of amenities and entertainment options. Nature enthusiasts will relish the nearby green spaces, including Rocky Knoll Park and the Narrabundah Wetlands, perfect for leisurely walks and picnics. Families will find the educational opportunities abundant, with top-tier public schools such as Red Hill Primary and Narrabundah College within catchment. Additionally, renowned private institutions like St. Benedict's & St Bedes Primary, Canberra Grammar, St. Edmund's, and St. Clare's Colleges are easily accessible. Positioned on the fringe of the parliamentary triangle, this property not only offers convenience but also holds promising investment potential. It's a wonderful opportunity for those seeking a well-rounded lifestyle in a sought-after locale.* Charming 4-bedroom home on a 684sqm plot in a vibrant neighborhood* Bright open-plan living and dining area* Pine timber floors adding to the inviting ambiance* Well-appointed kitchen with ample cupboard space and modern appliances* Master bedroom with built-in wardrobes and reverse cycle air conditioner* Three additional bedrooms, two with built-in wardrobes* Two bathrooms, one with a bathtub* Separate laundry with hanging space and hallway storage* Spacious entertaining deck overlooking large flat backyard* Double lock-up garage with extra storage shelves and workshop space* Short stroll to shops and close to Griffith, Manuka, and Kingston* Nearby green spaces like Rocky Knoll Park and Narrabundah Wetlands* Top-tier public schools within catchment area* Accessible private institutions including St. Benedict's & St Bedes Primary, Canberra Grammar, St. Edmund's, and St. Clare's Colleges* Positioned on the fringe of the parliamentary triangle* Promising investment potential Rates: \$4,201pa (approx.) Land Tax: \$7,589pa (approx. if rented out) UCV: \$759,000 (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.