

13 Sprent Street, Narrabundah, ACT 2604

VERV

House For Sale

Saturday, 18 November 2023

13 Sprent Street, Narrabundah, ACT 2604

Bedrooms: 5

Bathrooms: 2

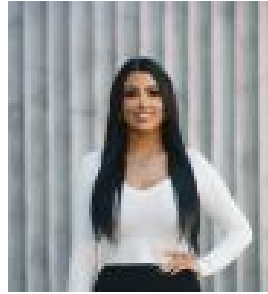
Parkings: 1

Area: 785 m2

Type: House



Jason Roses
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Sharna Sinclair
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\$1,695,000+

Welcome to the market is this gorgeous appointed and fully renovated Narrabundah home, located in the most picturesque tree-lined street surrounded by established and lush gardens, affording absolute privacy. Sprent Street is one of the most sought-after positions in the suburb surrounded by other quality homes. Tucked behind mature hedging, it is your very own secret garden! Number 13 is a beautifully renovated and substantial five-bedroom home that offers two updated bathrooms, a single garage, large den and three distinct living spaces. The home has been significantly renovated throughout; freshly painted both internally and externally, brand new carpets with new underlay, brand new light fittings and brand new Spotted Gum timber Vinyl flooring. As you enter the home you will be impressed with the gorgeous well-appointed front formal lounge room with raked Cedar timber ceilings and open brick wood fireplace, perfect and cozy to entertain family and friends. The formal dining above is a generous space accommodating a large table setting that offers an open one metre wall to overlook the formal lounge, with wide access onto the front entertaining patio. The home offers multiple entertaining areas with a magnificent front entertaining patio that is surrounded by lush gardens, the perfect space for your morning coffee! To the rear of the home an outdoor entertaining timber deck surrounded by very private rear gardens surrounded by mature hedges. The gardens have been superbly cultivated by the owners over several years and they are truly picture perfect, with gorgeous palms, established trees, mature hedges, roses and agapanthus, lemon tree and even plums! Inspiration can be drawn from the multitude of private outdoor spaces in which you can relax and unwind. Features Include: - Fully renovated home - Freshly painted throughout - Brand new carpets with new underlay - Brand new spotted gum wood vinyl flooring - Brand new light fittings throughout - Five bedrooms (all with built-in robes) - Two updated bathrooms (with one full bath) - Two outdoor entertaining areas (front & rear) - Three separate living areas - Single car garage with built in storage area (freshly painted internally) - Gorgeous kitchen with large SMEG 6 burner gas cooktop, Fisher & Paykel double dishwasher, stainless steel splash back, window servery, stunning granite black speckled bench top and skylight - All external areas fully painted (walls, windows & gutters) - Formal lounge with raked Cedar ceilings and open brick wood fireplace - Formal dining room with access to outdoor entertaining patio - Family and meals area with high raked ceilings - Front entertaining patio (freshly painted) surrounded by lush gardens - Rear entertaining deck with established and private gardens - Reverse cycle air conditioning units x 2 (two lounge rooms) - Ducted gas heating throughout (floor vents) - Under floor cement heating in the formal lounge room - Six external security cameras (connected to iphone) - Two linen cupboards - Quality Cedar venetian blinds throughout - Large laundry with art room and substantial built-in cupboards throughout - Sensor lighting front and back door - Gorgeous and established gardens with palms and tall trees, matured hedges, roses and agapanthus, lemon tree, plums and your very own private garden - Front driveway with ample carparking for up to three cars (freshly graveled) - Short drive to local Narrabundah Shops - Close to some of Canberra's best restaurants, bars, cafes, Parliamentary triangle and schools - Close to Manuka shopping and dining precinct EER: 2.5 stars Total Living: 215.15m² approx. Garage: 35.81m² approx. Total: 250.96m² approx. Block: 785m² approx. Rates: \$5,087 per annum approx. Land Tax: \$9,448 per annum approx. (paid by investors) Land Value: \$974,000 approx.