

17 Arinya Street, Narrabundah, ACT 2604

maloneys

Sold Duplex/Semi-detached

Friday, 11 August 2023

17 Arinya Street, Narrabundah, ACT 2604

Bedrooms: 2

Bathrooms: 2

Type: Duplex/Semi-detached

\$925,000

Why buy in the outer suburbs? You can live within strolling distance of the fabulous Narrabundah shops and world-class outdoor recreation facilities including: the popular Jerrabomberra Creek and Narrabundah Wetlands; the ACT Golf Academy and Driving Range; ACT Velodrome (affectionately known as the 'Bundahdrome'); Baseball Park; and the Archery Complex. Narrabundah is a hidden gem; known and valued for its established gardens, proximity to Civic, Lake Burley Griffin and the vibrant local centres of Kingston and Manuka. Opportunities to purchase 584 sqm of prime Inner-South residential land are rare and an array of possibilities open up for the astute investor or owner/occupier when you purchase this two bedroom, single-level duplex located in Arinya Street. Set on a level block, features of this home include: a generously-sized Living Room; separate Dining Room; light-filled Kitchen with ample cupboard space; separate Laundry with rear garden access; Updated Main Bathroom with vanity and shower; two Bedrooms, both with built-in robes; reverse-cycle air conditioning - assuring your year-round comfort; and a separate WC. A large rear-garden area with covered patio and a large, off-street hard-stand parking area completes the package. If you're looking to get your foot in the door in the tightly held Inner-Sorth market, you could not ask for a better opportunity. Close to schools, shops, cafes and a multitude of Canberra's premier recreation facilities and entertainment options - this home offers the perfect opportunity to engage your flair for renovating, decorating or landscaping and provides an outstanding opportunity to secure the much sought after Inner-South lifestyle at an affordable price! Copies of the Contract of Sale are available online through the Maloneys property website. Property Highlights:- Two bedroom, single level, solid brick duplex- Separate Living, Dining and Kitchen- Updated Bathroom- Separate full-sized Laundry- Separate WC- Built-in wardrobes in the Main and Second Bedrooms- Tree-lined Street- Minutes to popular cafes, restaurants and entertainment options Property Details: Block Size: 584m² UV \$1,000,000 General Rates: \$4317.00 Land Tax: (if payable) \$7336.00 EER 1.5 House size: 93m² Double Brick Ceiling insulation R1 Split system installed in living area Disclaimer: While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities in regards to any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.