

2 Euroka Street, Narrabundah, ACT 2604



House For Sale

Saturday, 13 January 2024

2 Euroka Street, Narrabundah, ACT 2604

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 442 m2

Type: House



Bree Currall
0262959911



Chloe Lindbeck
0262959911

AUCTION

Nestled in the heart of Narrabundah, 2 Euroka Street presents a single-level residence that perfectly combines comfort and convenience. Set within a tree-lined street on a level block, this home enjoys a central location surrounded by favourable Inner South amenities. Its north-facing orientation floods the three-bedroom dwelling with natural light, fostering a welcoming ambiance. The generously sized open-plan living and dining area seamlessly extends to an impressive paved outdoor entertaining space. This area is complemented by lush green surroundings, providing an idyllic retreat. The kitchen features electric appliances, a dishwasher, and ample storage options. Three well-proportioned bedrooms, each equipped with built-in wardrobes, ensure ample space for comfortable living. The bathroom includes a relaxing bathtub, while a separate laundry area with direct outdoor access adds functionality to daily life. Additionally, the property offers lockable storage space on the side, catering to storage needs. Reverse cycle heating and cooling ensure year-round comfort. A single carport, alongside extra driveway space, enhances the practicality of this charming abode. The property's location is a standout feature, offering access to top-tier schools like Telopea, Red Hill Primary, and Narrabundah College within the catchment area. St Benedict's Primary School, St Clares, and St Edmunds Colleges are also in close proximity. Moreover, its proximity to the Parliamentary Triangle, Fyshwick markets, and the vibrant Manuka and Kingston Foreshore Precincts elevates its appeal, promising a lifestyle of convenience and accessibility. Seize the opportunity to make 2 Euroka Street your ideal home.*

Nestled in the heart of Narrabundah* Single-level dwelling* Comfort and convenience combined* Tree-lined street on a level block* North-facing for natural light* Three well-proportioned bedrooms with built-in wardrobes* Generously sized open-plan living and dining* Impressive paved entertaining area with lush green surroundings* Kitchen equipped with electric appliances, dishwasher, and ample storage* Bathroom includes a relaxing bathtub* Separate laundry area with direct outdoor access* Lockable storage space on the side* Reverse cycle heating and cooling* 6.5kwh solar power system* Solarhart PowerStore hot water system* Single carport with extra driveway space* Top-tier schools like Telopea, Red Hill Primary, and Narrabundah College in catchment area* Close to St Benedict's Primary School, St Clares, St Edmunds Colleges, Parliamentary Triangle, Fyshwick markets, Manuka, and Kingston Foreshore Precincts* Promises a lifestyle of convenience and accessibility

Rates: \$3,473pa (approx.) Land Tax: \$6,044pa (approx. if rented out) UCV: \$625,000 (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.