

**21 Matina Street, Narrabundah, ACT 2604**

**Sold House**

Thursday, 16 November 2023

21 Matina Street, Narrabundah, ACT 2604

**Bedrooms: 3**

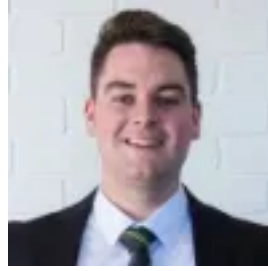
**Bathrooms: 1**

**Area: 627 m2**

**Type: House**



Colin McIntyre  
0262949393



Kieran Jackson  
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**\$850,000**

Unleash your imagination in the highly sought-after suburb of Narrabundah with this promising residence! Positioned on a generous 627sqm block, this home is a canvas awaiting your creative touch, offering unlimited potential for those ready to make their mark. As your gateway to Narrabundah, this property presents a golden opportunity to establish your presence in this ever-popular locale. The functional layout of this home begins with a spacious formal lounge room, providing ample space for relaxation and entertainment. Flowing seamlessly, the kitchen, though original in condition, is functional and ready for your personal touch. Discover bedrooms of good size, and a cosy bathroom. The separate laundry adds to the practicality of the home. Step into the backyard, where possibilities abound. With ample space to run and play, the outdoor invites you to explore landscaping options or create exceptional entertaining spaces. The potential for car accommodation is evident, offering the opportunity to enhance convenience further. Situated in an excellent location, this property is not just a home; it's a remarkable opportunity waiting to be seized. Don't hesitate to turn your vision into reality. Contact us now to explore the endless possibilities that this Narrabundah gem has to offer. Your dream home is just a step away!

**Features Include:**

- Formal lounge room
- Functional kitchen
- Good sized bedrooms
- Functional bathroom
- Separate laundry
- Good size 627sqm block
- Excellent location

**Outgoings & Property Information:**

Living size: 89.79 sqm  
Block size: 627 sqm  
UCV: \$700,000  
Rates: \$3,894 per annum  
Land tax (if rented): \$6,944 per annum  
EER: 4.0

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