

# 26 Warramoo Crescent, Narrabundah, ACT 2604



## House For Sale

Monday, 27 May 2024

26 Warramoo Crescent, Narrabundah, ACT 2604

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 576 m2**

**Type: House**



Bree Currall  
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Chloe Lindbeck  
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## AUCTION

Welcome to this delightful home that exudes charm and character at every turn, combining timeless features with modern conveniences and located within the sought after Inner South locale, this home is the perfect sanctuary for you and your family. As you step inside, you'll be greeted by an abundance of natural light streaming through large sash windows that surround the combined living and dining areas. The spaciousness and brightness of these areas create a welcoming atmosphere that you'll love coming home to. The beautiful timber floors flow seamlessly throughout, adding a touch of warmth and sophistication to every room. This kitchen is both functional and practical, featuring a quaint tile backsplash, a LOFRA 5-hob gas cooktop and oven, ample storage options, and a dishwasher. It's the perfect space for culinary adventures and hosting gatherings. This charming cottage boasts three well-sized bedrooms, with the master bedroom featuring large built-in robes for ample storage. The updated bathroom is designed with natural tones and a striking feature floor tile, offering a large bathtub and a separate shower with dual heads for a spa-like experience. New reverse cycle air conditioning throughout ensures comfort in every season. The fantastic-sized flat backyard provides an ideal space for relaxation, play, or entertaining. Additionally, a separate studio in the backyard offers a versatile space, perfect for working from home, a secondary living area, or a retreat. For added convenience, there is a separate laundry space with additional storage and a single undercover carport, ensuring secure parking for one vehicle. Location is paramount in this sought-after locale, mere minutes away from esteemed educational institutions such as Red Hill and St Benedict's Primary Schools, Narrabundah College, Canberra Grammar, St Edmund's, and St Clare's colleges. Additionally, enjoy the convenience of being in close proximity to vibrant hubs like Manuka, Kingston, and The Foreshore. Nature enthusiasts will appreciate the abundance of green spaces nearby, including Rocky Knoll Park, Playing Fields, Narrabundah Wetlands, Sprent Street Park, and the serene Red Hill bushland, all just a stone's throw away. Experience the perfect blend of charm, character, and modern comforts in this beautifully updated cottage. \* Charming Inner South home blends timeless features with modern conveniences\* Abundant natural light\* Open plan living and dining room with large sash windows\* Timber floors throughout\* Functional kitchen with quaint tile backsplash and modern appliances\* Three well-sized bedrooms, master with large built-in robes\* Remote controlled block out blinds in all bedrooms\* Updated bathroom with separate bath and feature floor tiles\* New reverse cycle air conditioning ensures year-round comfort\* Fantastic-sized backyard and separate studio provide versatile living spaces\* Additional conveniences include separate laundry and single undercover carport\* Prime location near top schools, Manuka and Kingston precincts Rates: \$4,132pa (approx.) Land Tax: \$7,443pa (approx.) UCV: \$749,000 (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.