

**29 Carnegie Crescent, Narrabundah, ACT 2604**

LUTON

**House For Sale**

Friday, 1 March 2024

29 Carnegie Crescent, Narrabundah, ACT 2604

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 650 m2**

**Type: House**



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## Auction

This butterfly roof home is an instantly recognisable part of mid-century architecture. Set behind Birch grove woodland gardens privacy is assured from both the front and rear gardens. These properties offer so many living options, with the main house set at the front and the second studio apartment/guest house to the rear of the block. Main House This 3-bedroom mid-century home is flooded with northern light, taking in serene garden views via expansive full-height windows. The well-appointed kitchen has generous bench space, ample storage with stainless-steel appliances. Head out to the rear deck to enjoy an alfresco meal in the garden or straight into the open plan dining and family room. A gorgeous place to take in garden views, enjoy sitting by the fireplace in winter or open the large glass doors that flow onto the front terrace in the warmer months. Full length windows along the entire living area with high ceilings make this space feel very special. The 3 bedrooms are all well-proportioned with built in robes. The primary bedroom has a beautiful large window overlooking the front garden. The main bathroom is spacious with a large sunken bathtub. Timber floors throughout the living areas, reverse cycle air conditioning unit with ceiling fans make this home very comfortable all year round. This house delights with its warmth, ceiling heights and genuine charm. Studio Apartment/ Guest House Independent to the main home is this fabulous studio apartment. Huge windows bring the outside in giving this home so much natural light. The open plan family dining and kitchen look out to the Birch grove Woodland gardens which give this living area so much privacy. The bedroom with large robes leads to the main bathroom completing this stylish apartment. Timber floors throughout, high ceilings, reverse cycle air conditioning provide everything you need for comfortable independent living. The studio apartment offers so many living options. Parents retreat, teenage retreat, guest house, a place to have loved ones, whilst still having their own privacy or a great additional rental income. All of this in a prime location, close to some of Canberra's best private and Public Schools including Canberra Grammar, Red Hill Primary and Narrabundah College. Red Hill shops, Manuka and Kingston shopping precincts are only moments away. Location, location, location! Standouts: 2 independent properties Main House 3 bedrooms with built in robes Open plan family and dining with fireplace Well-appointed kitchen with stainless steel appliances Separate Lounge room Main bathroom with bath Gorgeous Birchgrove Woodland gardens surround the property. 2 separate alfresco entertaining areas Freshly painted in and out Timber floors in living areas, carpets in bedrooms R/c air conditioner in family with ceiling fans throughout the home Single garage with additional storage room Studio Apartment 1 bedroom, 1 bathroom Generous open plan living dining and kitchen Private and full of natural light Separate entrance Independent living Single level Timber floors throughout. R/c air conditioner Statistics: Block: 650m<sup>2</sup> UV: \$950,000 Main House Size: 126m<sup>2</sup> Garage Size: 36m<sup>2</sup> EER: 0 Stars Built: 1962 Studio Size: 55m<sup>2</sup> Built: 2008 Rates: \$5185 p/a