

3/317 Goyder Street, Narrabundah, ACT 2604

Townhouse For Sale

Friday, 26 April 2024



3/317 Goyder Street, Narrabundah, ACT 2604

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 192 m2

Type: Townhouse



Bree Currall
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Chloe Lindbeck
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Auction

Nestled on the hill that borders Narrabundah and Red Hill commanding a central position within an exclusive enclave of only 10 detached townhouses sits this outstanding single-level residence which basks in delightful northern sunlight. Designed by the acclaimed architect Terry Ring, the 'Regent Terrace' garnered recognition with an MBA award in 2002. Spanning an expansive layout, this home radiates luminosity, offering three generously sized bedrooms and a versatile single-level design catering to diverse ages and lifestyles. Adorned in tranquil neutral hues, the 192sqm property features lofty 2.7m ceilings throughout and ample integrated storage, blending elegance with functionality. Boasting two separate living areas including a kitchen/family/meals space, which extends seamlessly through a full-length bay window onto a charming alfresco outdoor area. The lounge room is fitted with beautiful wooden floors with views out to the Mugga Mugga Nature reserve as well as the exceptional well-kept gardens throughout the complex. The kitchen is spacious and practical in design, featuring a Smeg Induction cooktop and oven, as well as large walk-in pantry, island bench and Miele dishwasher, overlooking the family and meals area and flows effortlessly to the outdoor entertaining area which is generous in size and has an electric awning for the sunnier days. The oversized main bedroom is a pleasant retreat, with generous proportions throughout including the walk through robe and large ensuite. The remaining bedrooms are all well sized rooms with wooden floors throughout and good sized wardrobing. The property also features a large separate laundry with external access and a oversized double garage with remote controlling and internal access. Only a 50m walk to the bus stop that will take you directly to the City or Woden. Surrounded by wonderful schools, parks and reserves, as well as being only minutes away from both Griffith and Narrabundah shops, and a short drive to the Manuka and Kingston precincts, the location is unmatched. * European appliances and prestige inclusions all add to a high-end product in this desirable inner south home* Delightful northerly aspect of lounge, dining and family room* Beautiful kitchen with Miele Dishwasher and Smeg Induction Cooktop and Oven, stone bench-tops and walk in pantry* Spacious main bedroom with large walk-in robe and ensuite* Full height tiles and European fittings to bathrooms* Large laundry with external access* Ducted gas heating system plus reverse cycle air-conditioning* Security system, retractable flyscreens on all external doors* Oversized double garage with internal access and remote access* Security alarm system* Priority Enrolment area for Narrabundah College, Telopea Park High, Red Hill Primary School* Easy access to public transport Land Size: 232sqm (approx.) Strata: \$1,899pq (approx.) Rates: \$4,844pa (approx.) Land Tax: \$6,707pa (approx.) 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.