

3 Carnegie Crescent, Narrabundah, ACT 2604



Sold House

Monday, 14 August 2023

3 Carnegie Crescent, Narrabundah, ACT 2604

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 780 m2

Type: House



Chloe Lindbeck
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\$1,775,000

Designed by well renowned architect Adam Hobill and crafted by local builder Scott Halley, this lovingly renovated Narrabundah haven enjoys a premier position, mere moments from Narrabundah College, surrounded by quality local shops and at the doorstep of thriving Manuka and Kingston. Contemporary tones and polished wooden floors frame multiple living spaces that include a formal lounge, separate living and large dining room, perfectly connected to the kitchen and flowing out to the expansive alfresco entertaining deck. The kitchen sits proudly in the heart of the home, delivering an inspiring creative space that features stone benchtops with eat-at kitchen island, 6-burner gas hob, side by side twin Bosch ovens, dishwasher, Schweigen silent rangehood and abundant storage behind quality cabinetry. Accommodation is also generous and well thought out, with the resort style main suite privately set away from the additional bedrooms and enjoying both a walk-in robe and designer ensuite, with the clever additional of both a powder room and private study delivering next level luxury to the space. The three additional bedrooms, all with built-in robes, share use of the quality main bathroom, complete with bathtub, separate shower, and floating vanity, as well as a convenient separate toilet. A double lock up drive through garage, internal laundry, and additional separate studio, perfect as a home office or creative space, headline a list of additional features that must be experienced first-hand to be truly appreciated. Position is at a premium in this locale, within minutes of Red Hill and St Benedict's Primary Schools, Narrabundah College, Canberra Grammar, St Edmund's and St Clare's colleges. In addition to this the area has several green spaces including Rocky Knoll Park, Playing Fields, Narrabundah Wetlands and Sprent street park and not to far from Red Hill bushland. * 4 bedrooms, 2 bathrooms with separate toilets, double lock up garage and studio incorporating 271 sqm of living on 780 sqm of land* Versatile living spaces include formal lounge, family room and dining, well connected to kitchen and expansive alfresco entertaining* Entertainers' kitchen featuring stone benchtops with eat-at kitchen island, 6-burner gas hob, side by side twin Bosch ovens, dishwasher, Schweigen silent rangehood and abundant storage behind quality cabinetry* Resort style main suite enjoying walk-in robe, separate powder room and designer ensuite with frameless double shower and floating stone top twin sink vanity + large private study* 3 additional bedrooms, all with built-in robes* Large main bathroom with full sized tub, floor to ceiling tiling, frameless shower, and floating vanity + convenient separate toilet* Additional private studio/creative space * Ducted gas heating and evaporative cooling* Double lock up garage with internal entry + internal laundry Rates: \$4,797pa (approx.) Land Tax: \$8,273pa (approx. if rented out) UCV: \$940,000 (2022) 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.