

**33 Keira Street, Narrabundah, ACT 2604**



**Townhouse For Rent**

Tuesday, 9 April 2024

33 Keira Street, Narrabundah, ACT 2604

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Simran Bajwa  
0262959911



Rachel Hooper  
62959911

## Under offer

A brilliant dual-level courtyard townhouse that is positioned at the end of a boutique development. Perfect for busy professionals seeking a high-end, low-maintenance home with private courtyards on three sides, and a superbly convenient location. A generous floor plan offering 143m<sup>2</sup> of light-filled living space and an oversized double garage with internal access. As you enter through the front, the practical layout opens to a spacious combined lounge and dining room, complemented by a modern kitchen with stone benchtops, quality Smeg appliances, and ample storage. This living area is illuminated by natural light and leads to the front paved courtyard through glass sliding doors. On the ground floor, the main bedroom boasts soaring ceilings, generous robes, and a sumptuous en suite. Equally well-proportioned and fitted, bedrooms 2 and 3 on the upper level are off the expansive second living area on the upper level, which can be utilized as a teenage retreat, library, or incredibly sizeable home office. An exceptional feature of this townhouse is the landscaped wraparound courtyard garden, which is exclusive to #33. This private green oasis enhances the allure and offers ample opportunities for outdoor entertainment. The thriving Mop Top Robinia provides shade over the lawn during summer, while the Azalea and Snow in Summer ground covers, thickly planted, are displaying an impressive show of white flowers. With high ceilings, ducted heating and cooling, a large lock-up garage with internal access and storage, this property is a rare and coveted gem in an exceptionally convenient location.

- 3 bedroom, ensuite design home
- Ideal northern orientation
- Beautifully landscaped courtyard with paved alfresco area
- Rainwater tank for garden use
- Equipped with an electric hot water system
- Powder room to lower level
- Downstairs windows have security screens
- Front windows have privacy film for added privacy
- Double lock-up garage with internal access
- High ceilings throughout the property
- Modern colour schemes, quality window treatments, and carpets throughout, recently painted
- EER: Unknown
- Available Monday 6th May, 12 month lease
- Pets require Lessor's consent
- The property complies with the minimum ceiling insulation standards

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