

**4/14 Narambi Street, Narrabundah, ACT 2604**

**Sold Townhouse**

Friday, 11 August 2023



4/14 Narambi Street, Narrabundah, ACT 2604

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 154 m2**

**Type: Townhouse**



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## Contact agent

A gorgeous 'as new' contemporary residence in a sought-after pocket of Narrabundah, this home makes the most of its position and northern aspect with space, light and air; and leaves no stone unturned when it comes to integration of quality, style and functionality. Offering a flexible layout and in a convenient location, this home presents an exceptional lifestyle or investment opportunity.

**FEATURES**– North facing contemporary residence– Central yet peaceful location– Master bedroom on ground level, with ensuite and walk-in robe– Three additional bedrooms upstairs, all with built-in robes– Light-filled open plan living, dining and kitchen with high ceilings– Stunning modern kitchen with stone bench tops, quality appliances and extra-large walk-in pantry– Large main bathroom upstairs– Guest powder room downstairs– Low maintenance large flat grassed back yard with covered, tiled alfresco– Spacious and private front terrace– Double glazed windows throughout– LED downlights throughout– Ducted reverse cycle heating and cooling throughout– Double garage with automatic door, storage space, and internal access– Ample storage throughout– On the end of a boutique complex of 6 townhouses– Walking distance to Narrabundah shops, St. Benedict's Primary School, Narrabundah College and local playing fields– Short drive to Kingston Foreshore, Old Kingston, Manuka and Fyshwick Fresh Food Markets

**STATISTICS** (all figures are approximate) EER: 5.0 Home Size: 154m<sup>2</sup> Garage: 38m<sup>2</sup> Construction: 2022 Rates: \$966 per quarter Land Tax: \$1,360 per quarter Strata Levy: \$798 per quarter Townhouses in Complex: 6