

**4 Johnston Street, Narrabundah, ACT 2604**

LUTON

**Sold House**

Monday, 14 August 2023

4 Johnston Street, Narrabundah, ACT 2604

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 974 m2**

**Type: House**



Richard Luton  
0261763425



Sophie Luton  
0261763425

## Contact agent

Open by appointment - Please call Richard & Sophie Elevated and privately positioned in Narrabundah heights; a fully renovated and extended family entertainer. Holding an elevated setting with a north east aspect and a beautiful outlook over the garden and further views across North Canberra. This magnificent residence provides flowing interiors, sun-drenched outdoor spaces and sumptuous accommodation including segregated master suite. It offers the pinnacle of indoor/outdoor living and entertaining in a very sought-after locale. The layout offers three living areas, stunning kitchen overlooking the alfresco deck and in-ground swimming pool, four bedrooms, ensuite, main bathroom and car accommodation for three cars. High-end inclusions with double glazed windows, in-slab heating in both bathrooms, butlers pantry and ducted reverse cycle heating and cooling. Complete with landscaped and easy-care gardens and resort-style poolside entertaining offering the pinnacle of family living. Features:

- Fully renovated and extended family residence
- Beautiful street appeal
- Double glazed windows
- Elevated position
- North east aspect
- Formal entrance way with cedar door
- Durable loose lay flooring
- Ducted reverse cycle heating and cooling – 3 units
- Formal lounge and dining room with room gas fireplace
- Stunning kitchen with breakfast bar, extensive cabinetry, stainless steel appliances including dishwasher, induction cooktop and microwave
- Butlers pantry with sink
- Meals area
- Bifold doors from kitchen and meals area to the entertaining area overlooking the pool
- Family/rumpus room adjoining three bedrooms with built-in robes
- Main bathroom with double vanity, floor to ceiling tiles, in-floor heating and free standing bath
- Master bedroom segregated upstairs with beautiful views, walk-through-robe and separate study/nursery or retreat area
- Ensuite with floor to ceiling tiles, double vanity, marble vanity top and in-floor heating
- In-ground fully tiled swimming pool with solar heating
- Travertine tiles surrounding the pool with additional entertaining space
- Level grassed area at the back of the property – perfect for children to play
- Garden shed
- Double garage with automatic door and internal access into the property
- Single garage under house
- Two driveways, providing ample off street parking
- Established and well planted front garden
- Water tank (5000L)
- Hot water (electric)
- Irrigation - Front and rear programmable
- Located in an elevated position In Narrabundah with close proximity to Griffith Shops, Red Hill Shops, Manuka Shops and the Parliamentary Triangle
- Close to excellent schools such as Narrabundah College, St Clare's & St Edmund's College and Canberra Grammar School
- Fyshwick Markets and Kingston Foreshore are also a short drive away

Living area: 260m<sup>2</sup> approx  
Land size: 974m<sup>2</sup> approx  
UCV: \$1,060,000 approx (2022)  
Land Rates: \$5,001 approx (2022)  
EER: 4