

# 42 Caley Crescent, Narrabundah, ACT 2604



## House For Sale

Thursday, 30 May 2024

42 Caley Crescent, Narrabundah, ACT 2604

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 565 m2**

**Type: House**



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## Saturday 22nd June, on site at 10:00am

Auction Location: on site This is 42 Caley Crescent, welcoming people from all walks of life; families big and small, entertainers, or those with an interest in classical luxurious living. This 3-bedroom, 2-bathroom home offers you a harmonious blend of old-world charm and contemporary luxury. It offers a turnkey lifestyle, inviting you to simply step in and start living your dream. 42 Caley Crescent is a generous home, offering space and luxury. Luxury is woven into every aspect of this home, from its high ceilings, fresh updated interiors, new carpet, hardwood floors and the unparalleled views of Canberra's mountain tops. With its Northerly aspect and elevation, light fills every corner. The kitchen and living are delightfully connected to the ginormous balcony with bi-folding doors, creating the perfect semblance of indoor-outdoor living. All three bedrooms come equipped with built in robes, with the main bedroom offering the epitome of luxury, featuring a resort style ensuite consisting of dual sinks, a privacy wall, underfloor heating, and an overhead shower. Complementing the luxury of the bedrooms, the home offers an informal and formal living area, dining area featuring the original fireplace and built in shelving, and lots of hosting space on the balcony or the back deck and patio. The heart of the home is in the generous kitchen, a chef's dream. It offers spacious pantry and storage options, comes equipped with high end appliances, and a centerpiece island bench with an overhead range. Picture yourself entertaining friends and family in your deluxe kitchen, effortlessly crafting culinary masterpieces, all the while seamlessly extending the gathering onto the connected balcony for a truly unforgettable experience. Under the house, there is an oversized double garage with workshop and extensive storage space. With prime location in Canberra's leafy suburbs, enjoy proximity to excellent schools, vibrant shopping center's such as the Manuka Village, Griffith and Narrabundah shops, the Kingston Foreshore, and the parliamentary triangle. Enjoy Rock Knob Parkland and Nature Reserve nearby. Features Include:

- Prime location near Manuka Village, Kingston Foreshore, Griffith and Narrabundah Shops and the Parliamentary triangle
- Spacious family home
- Back deck, patio and low maintenance garden.
- Spacious balcony
- Indoor Outdoor living with bi-folding doors
- Ducted Gas Heating
- Gas Fireplace in Lounge room
- Split System Air-Conditioning in Lounge Room
- Solar Panels Fitted
- 3 bedrooms 2 bathrooms
- Oversized Double Garage with Workshop and extensive storage space
- Close proximity to Rocky Knob Parkland & Reserve

Disclaimer: All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own inquiries and satisfy themselves in all respects.