

**44 Anembo Street, Narrabundah, ACT 2604**



**Sold House**

Friday, 23 February 2024

44 Anembo Street, Narrabundah, ACT 2604

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 464 m2**

**Type: House**



Bree Currall  
0262959911



Chloe Lindbeck  
0262959911

**\$905,000**

Nestled amidst lush greenery, this secluded cottage offers a tranquil retreat. A charming garden hedge provides a cocoon of privacy around the property, creating a serene atmosphere. Outside, the charm of modern country living greets you with the rustic allure of galvanized corrugated iron adorning the exterior. A freshly rejuvenated driveway and a picturesque boardwalk-style path lead you gracefully to the welcoming front entrance. Step inside to discover a harmonious fusion of lounge, dining, and kitchen spaces. boasts ample counter space, a generous pantry, and the option for a cozy dining nook. Tastefully concealed within a cupboard, the laundry facilities maintain the home's tidy aesthetic. The kitchen seamlessly extends to the expansive rear deck, ideal for unwinding on leisurely weekends or hosting gatherings. Boasting three generously proportioned bedrooms, this home seamlessly blends contemporary convenience with timeless sophistication. Characterized by high ceilings, picture rails, and restored wooden sash windows, it exudes a nostalgic charm. The fully renovated bathroom, lime-washed timber floors new ducted heating and cooling, introduces a modern touch. At the end of the driveway, a versatile workshop presents possibilities as a studio, storage space, or single-car garage. Garden enthusiasts will rejoice in the lush backyard adorned with flourishing pomegranate, plum, and fig trees. Ideally situated in the coveted Inner South, Narrabundah shops are within easy walking distance, while the vibrant hubs of Manuka and Kingston are conveniently close by. Located in the catchment for esteemed schools such as St Benedict's, Red Hill Primary, Narrabundah College, and Canberra Grammar making it an idyllic residence for families seeking both tranquility and convenience. \* Secluded cottage nestled in lush greenery offers a tranquil retreat\* Rustic charm of galvanized corrugated iron exterior\* Open layout seamlessly combines lounge, dining, and kitchen areas\* Three spacious bedrooms blend modern convenience with timeless elegance\* Expansive rear deck perfect for relaxation or entertaining\* Versatile workshop at the end of the driveway\* Lush backyard with pomegranate, plum, and fig trees\* Convenient location near Narrabundah shops and Manuka/Kingston precincts\* Within catchment for esteemed schools like St Benedict's and Canberra Grammar Rates: \$3,619pa (approx.) Land Tax: \$6,355pa (approx.) UCV: \$650,000 (2023) 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.