

44 Nimbin Street, Narrabundah, ACT 2604



Sold House

Sunday, 8 October 2023

44 Nimbin Street, Narrabundah, ACT 2604

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 464 m2

Type: House



Bree Currall
0262959911



Chloe Lindbeck
0262959911

\$1,235,000

With beautifully finished updates and prime Inner-South position just moments from Narrabundah and Griffith shops, and with immediate proximity to the Fyshwick Markets, Manuka, and Kingston, this Narrabundah cottage combines quality, peaceful living with true ultra-convenience. Wooden floors, contemporary tones, and abundant light enhance the large open plan living and dining space, also incorporating a study nook/library, and sharing great connection with the kitchen and outdoor entertaining area. An as new kitchen ensures the home chef is both well connected to guests and family, and surrounded by quality amenity, including induction cooking, twin wall ovens, stone benchtops, eat-at island bench, stylish pendant lighting, and abundant storage behind quality cabinetry. All three bedrooms enjoy built-in robes and ceiling fans, sharing use of the original but well-maintained bathroom, with bathtub, shower-over, floor to ceiling tiling and timber vanity with good storage, as well as a convenient separate toilet. A large new laundry/mudroom, single undercover carport and easy-care grounds rounds out this quality Narrabundah offering. Backing reserve and surrounded by quality schools, parks, and greenspaces, it is the perfect place to immerse yourself into this thriving and family-friendly community. * 3 bedrooms, 1 bathroom and single undercover carport on 465 m² of land * Open plan living and dining, incorporating study/library space and well connected to both kitchen and alfresco entertaining * Spacious and stylish kitchen with induction cooking, twin wall ovens, stone benchtops, eat-at island bench, stylish pendant lighting, and abundant storage * 3 good sized bedrooms, all with ceiling fans and built-in robes * Main bathroom with bathtub, floor to ceiling tiling, timber vanity + convenient separate toilet * Large internal laundry/mudroom Rates: \$3,713pa (approx.) Land Tax: \$6,558pa (approx. if rented out) UCV: \$675,000 (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.