

# 46 Boolimba Crescent, Narrabundah, ACT 2604



## Sold House

Friday, 15 September 2023

46 Boolimba Crescent, Narrabundah, ACT 2604

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 691 m<sup>2</sup>

Type: House



Bree Currall  
0262959911



Chloe Lindbeck  
0262959911

**\$1,340,000**

Within a prized Inner-South pocket adjacent to Narrabundah Shops, surrounded by quality schools, playgrounds, and parks, as well as being mere minutes from Fyshwick Markets and the thriving Manuka and Kingston hubs, this 3-bedroom home has been lovingly updated to present a unique family home that is both inviting and convenient. Large living spaces include open plan living and dining that is well connected to both the kitchen and 2 expansive sunrooms, flowing out to the rear alfresco entertaining deck and back yard. The all-electric kitchen overlooks the sunroom and backyard, enjoying plenty of bench space, good storage throughout, dishwasher, and stylish glass splashback. The main bedroom has a newly renovated ensuite, complete with chic marble look floor to ceiling tiling, stylish black tapware, frameless shower with recessed shelving, and a floating vanity. The main bathroom is finished to the same standard, taking care of the 2 additional large bedrooms, both with built in robes. Outside, an oversized double garage has enough space to accommodate additional storage or be used a workshop, and the private and easy care 691sqm of land provides the perfect setting to immerse your family into this tightly knit community.\* 3 bedrooms, 2 bathrooms and 2-car lock up garage on 691sqm of land\* Large open plan living and dining connecting to kitchen and opening out to expansive rear sunrooms and alfresco entertaining deck\* All-electric kitchen, looking out to the sunroom and backyard, with plenty of bench space, good storage, dishwasher, and glass splashback\* Main bedroom with chic ensuite, featuring floor to ceiling marble tiling, frameless shower, and floating stone top vanity + 2 additional large bedrooms, both with built-in robes\* Renovated main bathroom with marble look tiling, stylish black tapware, frameless shower with recessed shelving, and floating vanity\* Oversized double garage with plenty of room for additional storage or workshop + internal laundry\* Approximately 146sqm of internal living Rates: \$4,489pa (approx.) Land Tax: \$8,196pa (approx. if rented out) UCV: \$1,000,000 (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.