

47 Walker Crescent, Narrabundah, ACT 2604



Sold House

Monday, 14 August 2023

47 Walker Crescent, Narrabundah, ACT 2604

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 590 m2

Type: House



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\$1,299,000

With a wonderful Inner-South position in one of the most highly sought-after pockets of Narrabundah, surrounded by quality schooling, parks, local shops, and right at the doorstep of Manuka and Kingston, the opportunity of this welcoming blank canvas is limited only by the imagination. Set on a 591 sqm block of land with an enviable northerly aspect to the rear, the home enjoys dual living spaces, including both lounge and dining, well connected to the all-electric kitchen, complete with free standing cooker, plenty of storage and tiled splashback. There are three good sized bedrooms, two with built-ins, sharing use of the bathroom, with combined shower and bath and good-sized vanity, as well as a separate toilet for added convenience. A large internal laundry, undercover carport and garden shed round out the home. With perfect access to all points of the Canberra compass, the home is certain to appeal to the discerning buyer looking to secure a foothold in this thriving, family friendly enclave.* 3 bedrooms, 1 bathroom and 1 car undercover carport* Good sized lounge room sharing an open plan with the dining room, well connected with the kitchen, and overlooking rear verandah and backyard* All-electric kitchen with plenty of storage, free standing cooker, and tiled splashback, opening to large internal laundry* Three good sized bedrooms, two with built-in robes* Neat bathroom includes bathtub, with shower over and vanity + convenient separate toilet* Reverse cycle air conditioning* Single undercover carport and garden shed * Flat level block of 591sqm with northerly aspect to the rear of the block Rates: \$4,876pa (approx.) Land Tax: \$8,427pa (approx. if rented out) UCV: \$1,030,000 (2022) 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.