

**48 Euroka Street, Narrabundah, ACT 2604**



**Sold House**

Saturday, 30 September 2023

48 Euroka Street, Narrabundah, ACT 2604

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 465 m2**

**Type: House**



Linda Lockwood  
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Bree Currall  
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## Contact agent

A unique opportunity to enter one of Canberra's most sought-after lifestyle location. Situated on a level block on a quiet tree lined street in a central, convenient location surrounded by the amenity of Inner South. Inviting you in from the moment you arrive with a beautifully landscaped yard, the excellence continues as you enter the home. The recent renovations assure that the property is attractive, practical and well-appointed. A free-flowing floorplan comprised of north-facing living areas and the perfect outdoor entertainment area for all year-round purposes, including an electronic awning over the rear patio. Perfect for couples, young families or downsizers who are looking for a low maintenance, easy care, light filled home. Located within the catchment area finest selection of schools, including Telopea, Red Hill Primary, Narrabundah College and moments to St Benedict's Primary School, St Clares and St Edmunds Colleges. On the doorstep of the Parliamentary Triangle, Fyshwick markets and the trendy Manuka and Kingston Foreshore Precincts.\* Spacious, light filled family home\* Solid timber floors through out \* Renovated kitchen with fully integrated dishwasher\* Renovated bathroom and laundry (including two toilets)\* Double lockup garage with remote control access\* Fully fenced secure/private yard\* Ducted central gas heating throughout and reverse cycle air-conditioning\* Large garden/storage shed\* 465m2 block (approx.)\* 93m2 living (approx.)\* Built in 1984Rates: \$3,562pa (approx.)Land Tax: \$6,233pa (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.