

**48 Finniss Crescent, Narrabundah, ACT 2604**



**Sold House**

Friday, 11 August 2023

48 Finniss Crescent, Narrabundah, ACT 2604

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Area: 600 m2**

**Type: House**



**Matt Shipard**

0408218179

**\$2,850,000**

What you see: This residence has been designed in collaboration with HIVE's market insights to the best homes in the Inner South. Designed as a premium low maintenance residence, the design focuses on optimal architectural design by renowned architects Thursday Architecture. 2022 MBA award winning builders IMAGINE builders have been hand selected to deliver this uncompromised home to the market. North facing, in a private tree lined street with ample car accommodation and exceptional pool and entertaining area for the family. This brand new residence will be ready to occupy in November/December 2023 with all of the warranty benefits of a new build. What we see: A truly rare opportunity to save years of the build process, and purchase a brand new build from a collaboration of the best architects and builders available. See more: Site visits available Single residential dwelling Designed by renowned architects Thursday Architecture Built by Master Builder Association award winning Imagine Building Concepts Construction commenced and completion anticipated end of 2023 Elevated north facing position in private tree lined street Gourmet kitchen featuring stone benchtops, custom joinery and butler's pantry Appliances include Miele induction cooktop, oven, dishwasher and integrated F & P fridge Two separate living areas with custom entertainment joinery Generous separate study with custom joinery Ground floor master bedroom includes WIR and ensuite Ensuite features Parisi fittings, twin vanities and shower heads Additional three bedrooms include BIRs Separate ground floor bathroom Ducted reverse cycle heating and cooling Double glazed windows and sliding doors throughout Double garage with internal access and an additional carport Covered terrace includes outdoor kitchen and bar fridge Landscaped and manicured yards Exceptional pool and entertaining area Within 4 minute walk to the nearest bus stop Within 5 minute walk to nature reserves & playgrounds Within 10 minutes walk to St. Benedict's Primary School and Narrabundah College Within 22 minutes walk to Canberra Grammar School Within 12 minute walk to the Red Hill shops Within 3 minutes drive to the Griffith shops Within 5 minutes drive to the Manuka CBD Within 6 minutes drive to the Telopea Park School Within 7 minutes drive to the Canberra Hospital Within 15 minutes drive to the Canberra CBD Priority enrolment area for leading primary schools and colleges Please enquire for full information pack House size: 301m<sup>2</sup> Pool: 18m<sup>2</sup> Block: 600m<sup>2</sup> EER: 6.1 Rates: \$4,900 p.a Rental appraisal: \$1,400 - \$1,600 pw Disclaimer: The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.