

**50 Anembo Street, Narrabundah, ACT 2604**



**Sold House**

Saturday, 12 August 2023

50 Anembo Street, Narrabundah, ACT 2604

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 465 m2**

**Type: House**

## Contact agent

With a perfect blend of charm and convenience this delightful home is situated on a quiet loop street, offering tranquility and convenience all in one place. Boasting 2 good-sized bedrooms with brand new carpet and ample wardrobe space, this cottage also features an additional room perfect for a study or easily convertible into a 3rd bedroom. Step inside and be captivated by the tastefully extended living area, flooded with natural light that creates a warm and inviting ambiance. Whether you're relaxing with a book or hosting gatherings with friends, this spacious living area will become the heart of your home. Outside, the low maintenance garden provides the perfect setting for enjoying the outdoors without the hassle of extensive upkeep. Additionally, the single covered carport offers convenience and protection for your vehicle. With Narrabundah shops within walking distance and the proximity to Manuka and Kingston, you'll have a wide array of dining, shopping, and entertainment options at your doorstep. Moreover, the property falls within the catchment of esteemed schools like St Benedict's and Red Hill Primary, Narrabundah College, and Canberra Grammar, making it an ideal home for families.\* 2 bedroom plus study/3rd bedroom home\* 465sqm block (approx.)\* Tastefully extended cottage\* A few hundred metres from Narrabundah shops\* Brand new carpet\* Reverse cycle air conditioning \* Single carport \* Only minutes from Narrabundah Early Childhood School and prime catchment to Narrabundah College, Canberra Grammar School, St Benedict's and Red Hill Primary\* Fantastic opportunity Rates: \$3,411pa (approx.) Land Tax: \$5,909pa (approx. if rented out) UCV: \$680,000 (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.