

52 Caley Crescent, Narrabundah, ACT 2604



Sold House

Sunday, 13 August 2023

52 Caley Crescent, Narrabundah, ACT 2604

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



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Contact agent

Sitting on a significant 717m² land parcel, this much sought-after residence in Narrabundah has been a beloved family dwelling since its establishment. The entire property has undergone a recent makeover featuring fresh paintwork, new flooring, and carpets, elegant blinds & modern downlights, refurbished ducted climate control, and an updated bathroom. With these enhancements, the new homeowners can simply step in and relish the comforts of the home. This single-level design champions open-plan living, featuring expansive windows for a sublime elevated treetop outlook, a generously proportioned kitchen, equipped with a nearly new standalone 900mm oven and cooktop, and ample storage & counter space. The sleeping quarters comprise three spacious bedrooms, each furnished with built-in wardrobes & plush woolen carpets. An artistically landscaped backyard offers a spacious outdoor entertainment area, beautifully framed by mature gardens & opening onto Rocky Knob Park – a hidden gem in Narrabundah and a refuge for the renowned peacock colony. A broad tiled patio presents a perfect spot for warm welcomes or lazy afternoon gatherings, complemented by stunning views. Although the property flaunts contemporary updates, it retains the classic charm of an original Inner South abode with endearing sash windows, sturdy double brick construction, and high-quality Wunderlich Terracotta Roof Tiles. The location is ideally positioned a mere 15-minutes' stroll from Red Hill Primary School and Narrabundah College, and a swift 5-minutes' drive to the bustling Manuka Village, Griffith & Narrabundah shops, and Canberra Grammar School. Features:

- A lucrative history as a well-performing Air B&B
- Newly renovated interiors
- Mature and well-maintained landscaped gardens featuring an irrigation system
- Direct access to the reserve with a gate leading to the playground
- Expansive outdoor entertainment space
- Functional kitchen with abundant storage
- Three queen-sized bedrooms with built-in wardrobes and top-notch carpeting
- Updated, chic bathroom with a separate toilet
- An oversized single garage featuring an electric door
- Durable double brick construction
- Ducted heating and cooling system
- Ideal for families, professionals, discerning investors, or those considering a future land banking opportunity
- Superior elevated location in Narrabundah, just a stone's throw away from the wealth of amenities that the Inner-South region offers