

**52 Matina Street, Narrabundah, ACT 2604**



**Sold House**

Friday, 11 August 2023

52 Matina Street, Narrabundah, ACT 2604

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 4**

**Type: House**

## Contact agent

Cleverly optimised to create two private residences in this exceptionally desirable location, a property of immense opportunity. A renovated and extended three bedroom home is complimented by a 2018 built two bedroom residence access to the dwelling from Tarana Street; absolutely ideal for those looking for flexibility, space and incredible investment potential. Both presented in excellent condition and ready to move in, the options are boundless for owner occupiers, extended families, investors and developers alike. Situated on a 739sqm corner block, with ease of access to Matina Street Wetlands, Narrabundah trendy shops with access to cafe's, supermarkets and hairdressers and Fyshwick Markets. 52 Matina Features:- Renovated and extended three bedroom home.- Split system air conditioner.- Solar panels.- Large profile windows affording excellent natural light.- Open-plan living space, with separate lounge/dining.- Updated kitchen with electric cooking.- Main bedroom with walk-thru robe and ensuite.- North courtyard - Two further bedrooms with built-ins.- Updated bathroom with tub.- Two large, secure courtyard spaces.- North facing verandah - Double carport.- House Size: 121sqm (approx.)- EER: 2.052a Matina Features:- 2018 built property, oriented on Tarana Street.- Separate driveway and entrance, ensuring total privacy.- Large front deck, capturing ample sunlight.- Double glazed windows.- Open layout, with main living space flowing onto deck.- Quality kitchen with stainless steel appliances.- Two good size bedrooms with built-ins.- Two quality bathrooms.- Single carport.- Fully fenced and private from main residence.- House Size: 77sqm (approx.)- EER: 6.0Nearby Schools- St Benedict's Catholic Primary School- Narrabundah Public Primary School- St Edmunds Catholic College- St Clair's Catholic College- Narrabundah College (International Year 12)- Telopea Primary and High School (French Australian)Rental Estimates:- 52 Matina Street: \$650 - \$700 per week.- 52a Matina Street: \$530 - \$550 per week.Property Details:Block Size: 739sqmUCV: \$860,000