

54 Tallara Parkway, Narrabundah, ACT 2604



Sold House

Sunday, 13 August 2023

54 Tallara Parkway, Narrabundah, ACT 2604

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

\$1,650,000

Finding a quality residence in the Inner South with nothing left to do, and without breaking the bank, can be almost impossible. Look no further – we've found the treasure for you! Narrabundah offers a variety of home styles from different eras with complete streets going through transformations, and areas undergoing rapid gentrification. Tallara Parkway is one such evolving street – meandering along a greenbelt area, providing the perfect opportunity to buy now for brilliant capital growth. The discerning buyers are realising the value in the Inner South is in Narrabundah. You get a brilliant location, close to everything without paying Griffith prices. That sought-after Inner South address with prime educational options aplenty, and minutes to the Airport, Kingston, Manuka and Barton employment and entertainment precincts is possible. The best that the Bush Capital has to offer. Using clever design principles, the owners are to be commended for this thoughtful extension and renovation that has factored in every facet of family life. Space large enough to all be together, plus lots of options to spread out for private time. Sophisticated and refined, this light filled, welcoming family home has been meticulously renovated and offers a flexible floorplan, elegant formal and informal living spaces complete with hardwood flooring, beautifully renovated kitchen and numerous outdoor living "rooms" when family and friends decide to invade. The courtyard has perfectly positioned privacy walls and screens, integrated with the lounge area and kitchen and ready for any amount of entertaining. The parents' retreat is refreshingly large easily accommodating lounge furniture, and is segregated from the remaining bedrooms. Two of the three remaining bedrooms allow queen bed furniture, and all have built-in robes. The rumpus room at the garden level provides a lovely outlook to the leafy surrounding gardens and can easily convert as Bedroom 5, with private garden vistas from every window. There is even the possibility of a future wine storage area under the home. This home will impress the buyers who want the best. The excellent location ensures easy access to both Grammar Schools, St Edmund's and St Clare's, Telopea Park School and Narrabundah College, popular local primary schools, Manuka's café's, restaurants and boutiques, Fyshwick markets and the Parliamentary Triangle. Features: 2012 extensions and renovations Four bedroom home with two living areas Two outdoor living areas on separate levels Flexible floorplan with 5th bedroom option downstairs Hardwood engineered spotted gum flooring Quality fixtures and fittings throughout Open plan living opening out to private external outdoor entertainment areas Oversized windows allowing sun-drenched rooms throughout the year Double glazed windows throughout Gourmet kitchen with quality appliances Feature splashback tiles and great lighting Parents' retreat segregated from other bedrooms Large ensuite with double vanities Three remaining bedrooms each with built-in robes Separate large powder room Bathroom with separate shower and bathtub Laundry room with additional storage Fantastic energy rating Under-stair storage Under-house storage as future wine cellar Raised vegetable gardens Easily maintained landscaped garden areas Double garage and off-street parking Additional workshop area space in garage Private remote controlled front gate Ducted gas heating and evaporative cooling Reverse cycle air-conditioning LED lighting throughout Colorbond fencing Remote controlled gate Walking distance to Narrabundah cafes and restaurants and shops Variety of schooling options nearby Close to transport options EER: 4 Rates: \$4470 pa Land Value: \$940,000 Land Size: 799m² Rent Appraisal \$850-\$950pw Land Tax: (only payable if rented) \$8155pa Living: 180m² Front Courtyard: 28m² Front Courtyard deck: 13m² Back Garden Courtyard: 20m² Garage: 39m² Note: All figures and measurements are approximate.