

**68 Stuart Street, Narrabundah, ACT 2604**



**House For Sale**

Sunday, 26 May 2024

68 Stuart Street, Narrabundah, ACT 2604

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 947 m2**

**Type: House**



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## AUCTION

Located on the highly sought-after Griffith/Narrabundah border, #68 Stuart Street offers a unique opportunity. This 947sqm gently sloping block features an ideal long northerly aspect, making it perfect for a character-filled home or a prime development project-or perhaps a bit of both. Designed by Kenneth Oliphant, the standout Canberra red brick home features a distinctive curved front entry and pretty tessellated tiles. Inside, the generous, practical spaces are enhanced by timber sash windows, high ceilings, and ornate cornices. Every room offers a unique and interesting garden view, with living areas that flow seamlessly into a paved alfresco area, lawns, and established gardens. Situated on the high side of the street, the property enjoys views through oak trees to the north-east. With its 947sqm in the RZ2 zone, it's a dreamland holding within walking distance of shops, cafes, restaurants, and quality educational institutions. The home is just a short walk from the boutique Griffith shops and is minutes away from top schools, including Canberra Grammar, St Clare's, St Edmund's, Narrabundah College, Telopea Park, St Benedict's, and Red Hill Primary. It's a gentle, flat stroll to the vibrant café scenes of Manuka and Kingston, and conveniently close to Fyshwick and the Parliamentary Triangle. Both inside and out, this home is authentic and well-kept, offering a rare blend of character and potential.\* Tightly-held location in an exclusive suburb, across from the boutique Griffith shops\* Beautifully maintained home with modernised kitchen and bathrooms\* Character features including high ceilings, ornate cornices, curved bay windows in lounge and main bedroom\* Large bedrooms with a fresh and modern aesthetic\* Ducted air conditioning, ducted gas heating, plus slow combustion wood fireplace\* Separate cedar backyard studio/office that is perfect for working from home\* French doors that open onto a shaded courtyard\* Shady gardens with plum, citrus, apple and fig trees; flowering shrubs underplanted with bulbs and ground cover\* Minutes from Canberra Grammar, St Edmund's, St Clare's and Narrabundah colleges, Telopea Park School, Red Hill Primary and St Bede's EER: 1.5 Land Size: 947sqm (approx.) Living Size: 179sqm (approx.) Rates: \$6,559pa (approx.) Land Tax: \$12,521pa (approx.) 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.