

6C Lumeah Street, Narrabundah, ACT 2604



Townhouse For Sale

Saturday, 11 November 2023

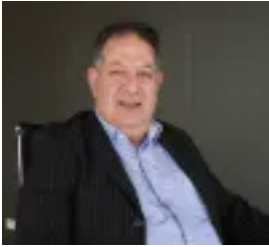
6C Lumeah Street, Narrabundah, ACT 2604

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Type: Townhouse



Bill Lyrstakis
0262951600

\$1,400,000+

Lumeah's vision is to deliver a modern environment that encompasses high quality living on a smaller scale in the Inner South. Lumeah's boutique collection of 10 premium homes are located on a quiet tree lined street only a short stroll to the shopping street in Narrabundah, a highly sought after location. This near new townhouse offers an open plan living and dining area with floor to ceiling windows in a 3.6m high living room. The fully glazed windows ensures natural light and ventilation is optimised. The sunny living room is perfect for entertaining and is accompanied with a kitchen consisting of custom joinery, stone benchtops and high quality appliances. From there the sliding doors can be opened to effortlessly connect the living room and courtyard. Light coloured chevron patterned oak line the ground floor, giving a luxurious finishing touch. The entry level features a large master bedroom with ensuite and a bath tub. The top floor is comprised of a second master bedroom, with a walk in wardrobe and ensuite along with two other bedrooms. Each bathroom is finished with black tapware, floor to ceiling tiles and has underfloor heating, perfect for the Canberra winter. The residence holds a large 2 to 3 car lock up garage with direct internal access to the townhouse. An extra car space is on title and is included in the underground car park for guests. This is a great opportunity for Inner South living where lifestyle and location meet.

Highlights Custom kitchen Close proximity to Narrabundah shops and public transport High quality finishes throughout Under floor heating in bathrooms Spacious garage and storage options for 2 to 3 cars Timber floors and high quality wool carpet throughout Reverse cycle heating and cooling 3-4 bedrooms with 3.5 bathrooms Large courtyard and garden Townhouse size 148m² Garage size 61m² Strata \$790 per quarter Rates \$910 per quarter EER 4